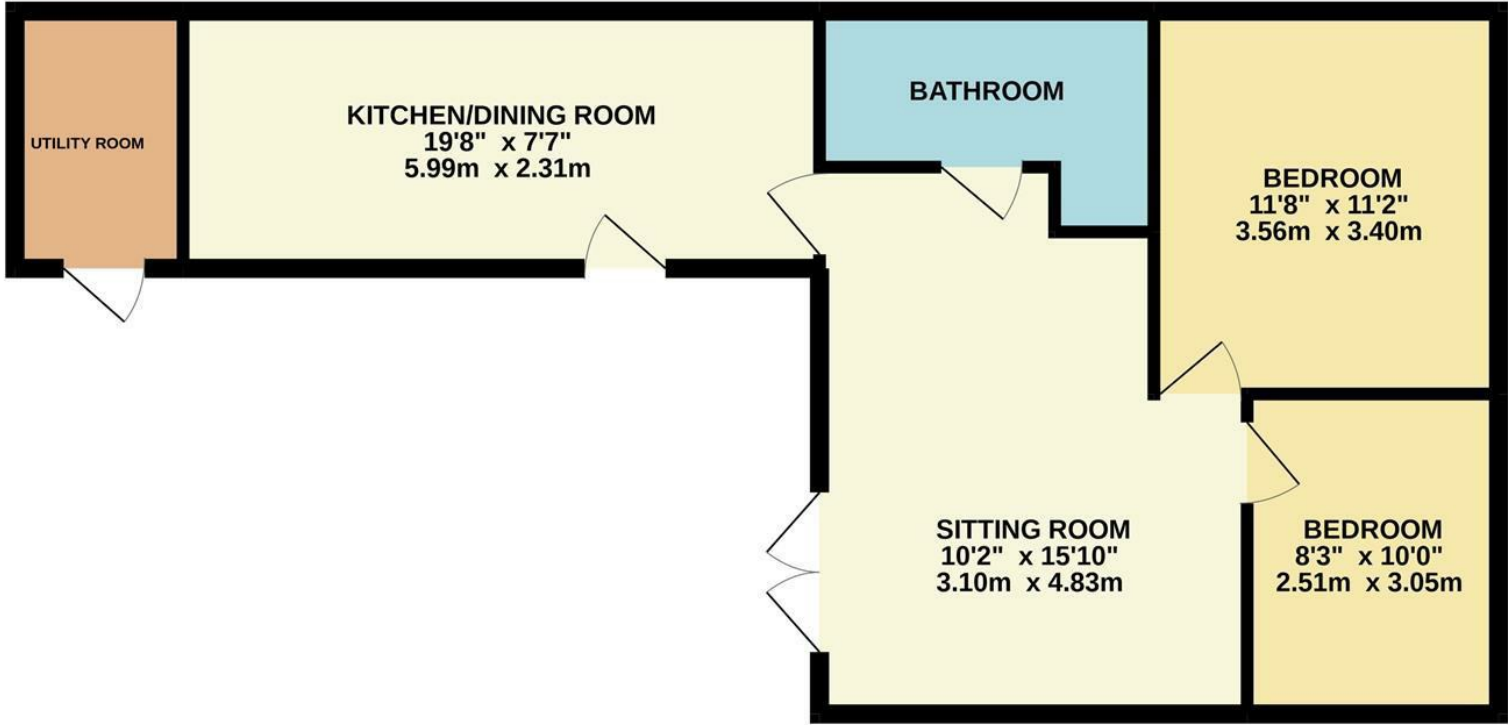




Goodwin Road | Norwich | NR11  
Guide Price £240,000

abbotFox



| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>90</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>72</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.





abbotFox are pleased to offer for sale 'St. Winifreds' - A modern detached bungalow with a low maintenance garden, off-road parking and situated a short distance from the beach and the local amenities of the popular coastal village of Mundesley. Currently run as a successful holiday let, but would also make a great full time home or second home.

Accommodation in this detached bungalow comprises of modern fitted kitchen/breakfast room, a sitting room, two double bedrooms and a bathroom. There is also the benefit of a separate laundry room which is accessed via the garden. The garden is low maintenance and is mainly shingle with a paved area. The property also benefits from off-road parking.

