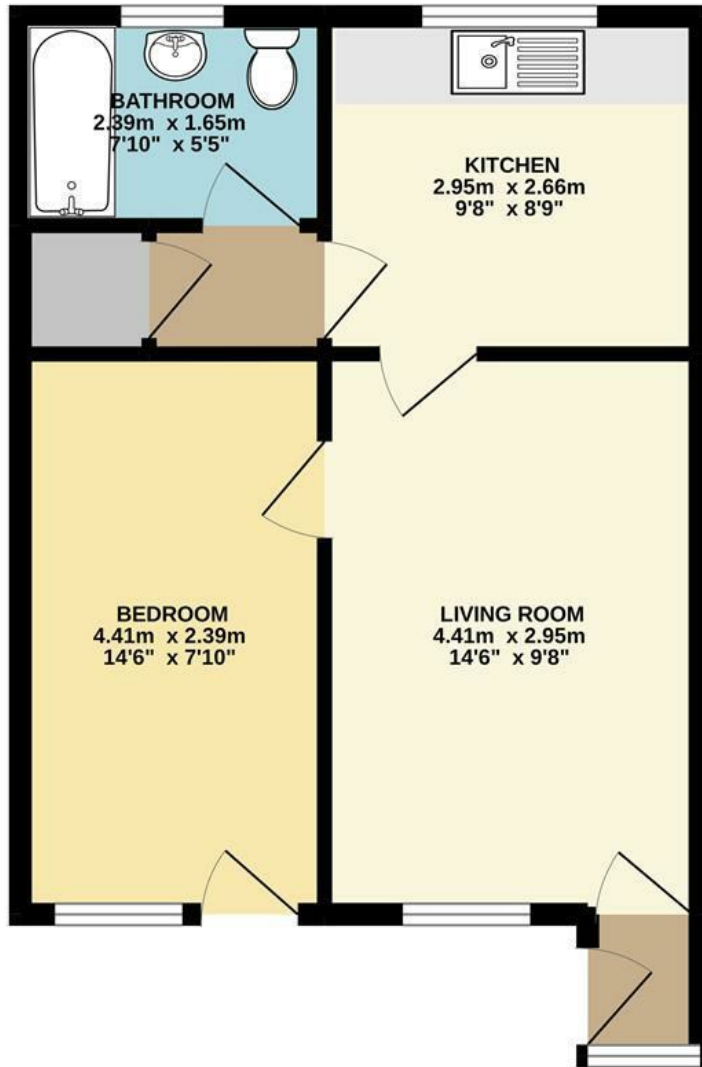


38.7 sq.m. (417 sq.ft.) approx.



TOTAL FLOOR AREA: 38.7 sq.m. (417 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.



Yarmouth Road | Norwich | NR7
Guide Price £150,000



*****ATTENTION INVESTORS***** abbotFox presents this fantastic investment opportunity. A recently refurbished, one bedroom, freehold bungalow, situated within the sought after residential area of Thorpe St. Andrew. This property occupies a quiet spot, close to a wealth of local amenities, and represents an ideal opportunity for any buyer to enjoy a low-maintenance and low-energy cost, property. Accommodation comprises; entrance porch, lounge diner, re-fitted kitchen, generous double bedroom and re-fitted bathroom. With no age restrictions for occupants, this is an ideal opportunity for any investment buyer.

Thorpe St Andrew is situated to the east of Norwich and is serviced by numerous local amenities, including shops, schools, doctors and dentist surgeries. There are regular bus services into the city centre with Norwich train station providing daily services to Cambridge and London approximately 2 miles away.

Agents Notes:

This property forms part of a portfolio of four bungalows in the same development, which can be purchased as a whole at a discounted rate.

In accordance with Section 21 of the Estate Agents Act 1979 we would advise all interested parties that the vendor of this property is an associate of abbotFox.

