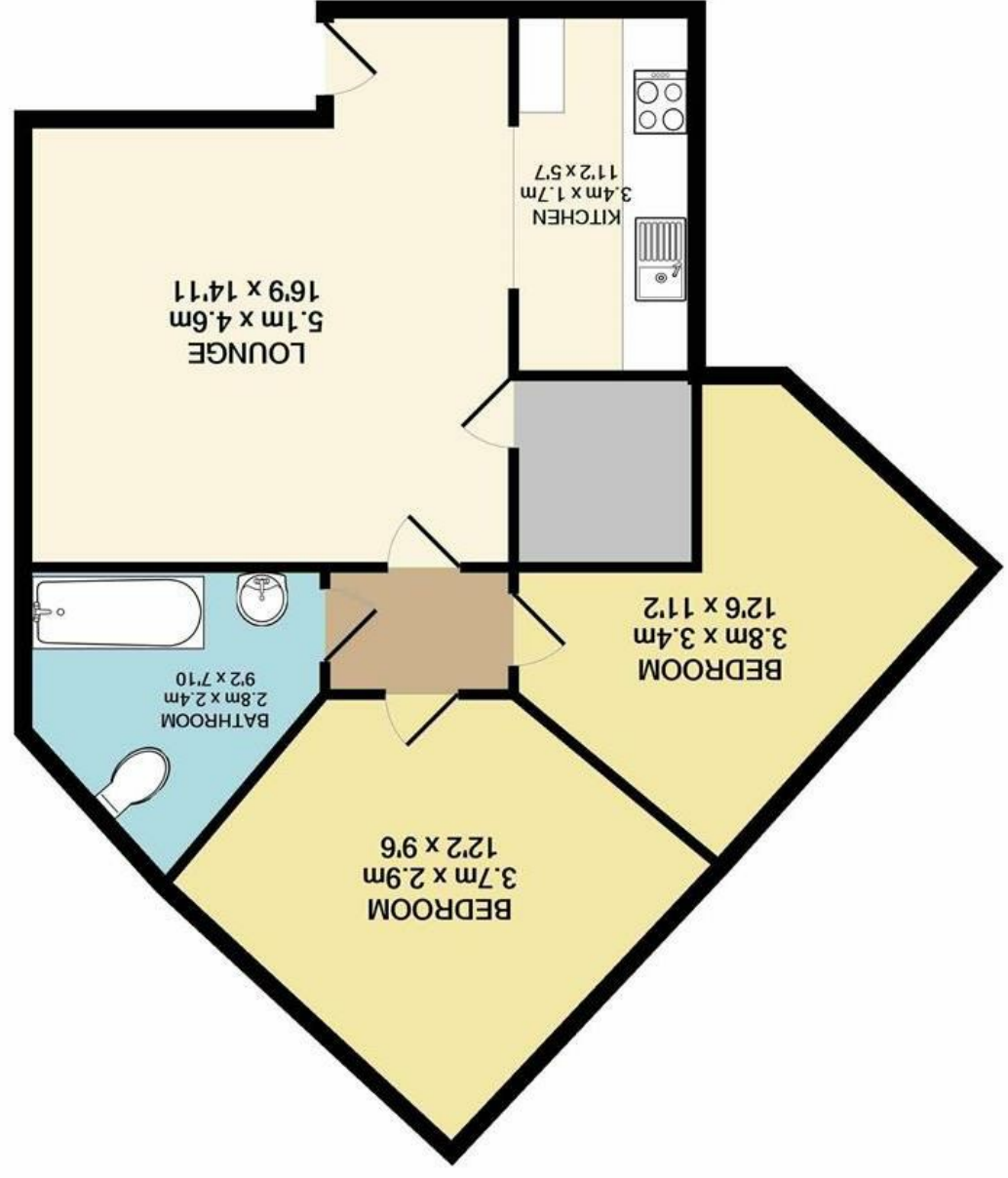


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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TOTAL APPROX. FLOOR AREA 60.6 SQ.M. (652 SQ.FT.)



Energy Efficiency Rating

Potential	Current
81	79

England & Wales
 EU Directive 2002/91/EC

Very energy efficient - lower running costs
 A (92 plus)

Energy efficient - lower running costs
 B (81-91)

Decent energy efficiency - lower running costs
 C (69-80)

Below average energy efficiency - higher running costs
 D (55-68)

Low energy efficiency - higher running costs
 E (39-54)

Very low energy efficiency - higher running costs
 F (21-38)

Not energy efficient - higher running costs
 G (1-20)

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.



Whistlefish Court | Norwich | NR5
 Guide £150,000





abbotFox presents this chain free, purpose-built apartment. Located within a quiet close, affording easy access to a variety of local amenities and Norwich City Centre, this is an ideal opportunity for any first-time buyer or buy to let investor. With a private entrance, this first floor home offers spacious open plan living accommodation to complement the two double bedrooms and family bathroom. An internal viewing comes highly recommended.

