



1ST FLOOR  
APPROX. FLOOR  
AREA 26.7 SQ.M.  
(287 SQ.FT.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 33.0 SQ.M.  
(355 SQ.FT.)

TOTAL APPROX. FLOOR AREA 59.7 SQ.M. (643 SQ.FT.)

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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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.



Pond Road | Norwich | NR10  
Offers In Excess Of £220,000







abbotFox presents this ideal first time buy. Nestled within a quiet residential close, this home occupies a larger than average plot, with a generous driveway, and private rear garden. Having been exceptionally well maintained and improved by the current owner, this home offers a spacious lounge, kitchen diner and conservatory to the ground floor, with two comfortable double bedrooms and a family bathroom to the first floor. With a range of amenities within easy reach, this home demands an internal viewing to be appreciated.

