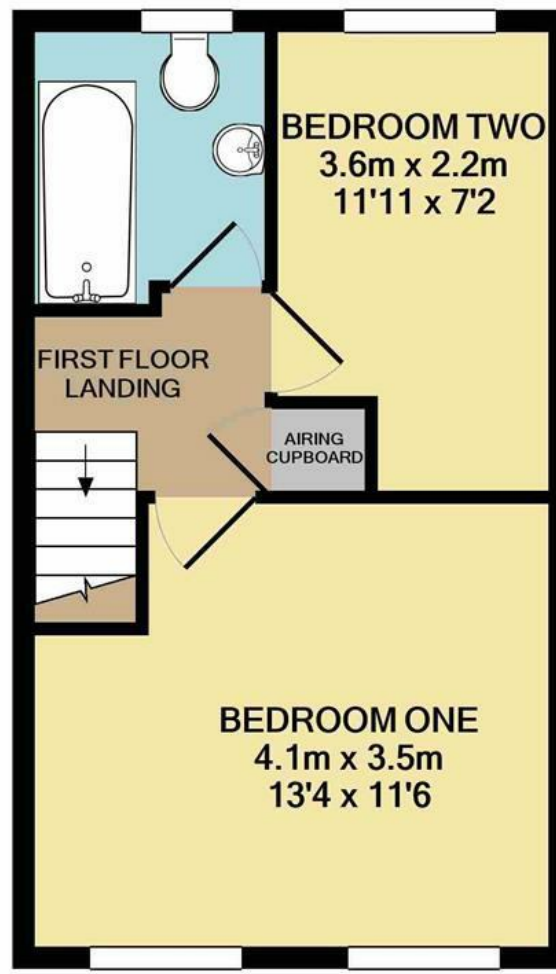


GROUND FLOOR



1ST FLOOR

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.



Pimpernel Road | Norwich | NR10
Guide Price £210,000



abbotFox presents this ideal first time buy. Situated within a quiet close in the popular and well-serviced village of Horsford, this home occupies a corner plot, affording potential for extension (STPP). The internal accommodation is perfect for any young couple, with two comfortable bedrooms and a family bathroom to the first floor, whilst the ground floor comprises of an entrance hall, lounge and kitchen diner. The rear garden affords a high degree of privacy with the additional benefit of an insulated log cabin to the rear. Fitted with power and light, this is an ideal space for those looking to entertain or would create a fantastic space for those working from home. An internal viewing comes highly recommended.

Guide Price £210,000 - £220,000.

