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TOTAL APPROX. FLOOR AREA 75.6 SQ.M. (814 SQ.FT.)



**Energy Efficiency Rating**

Current	Potential
62	71

**England & Wales**  
 EU Directive 2002/91/EC

Not energy efficient - higher running costs  
 (1-20) G  
 (21-30) F  
 (31-50) E  
 (51-60) D  
 (61-80) C  
 (81-90) B  
 (91 plus) A  
 Very energy efficient - lower running costs

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.



| Norwich | NR15  
 Guide Price £210,000



abbotFox presents this stylish, semi-detached bungalow. Located within a quiet residential close in the popular village of Newton Flotman, this home is an ideal opportunity for any buyer looking to enjoy life on one level. Internally, this home has undergone extensive refurbishment by the current owners, with accommodation comprising of an inviting entrance hall, two double bedrooms, spacious family bathroom, generous lounge, refitted kitchen diner and conservatory. Externally, this home occupies a deceptively spacious plot, with the mature rear gardens affording an exceptional degree of privacy. An internal viewing comes highly recommended.

Guide Price - £210,000 - £220,000

