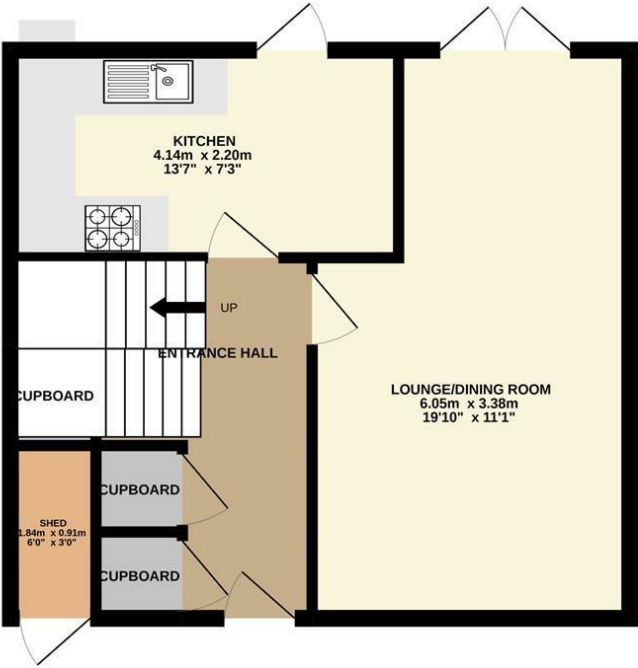


Energy Efficiency Rating

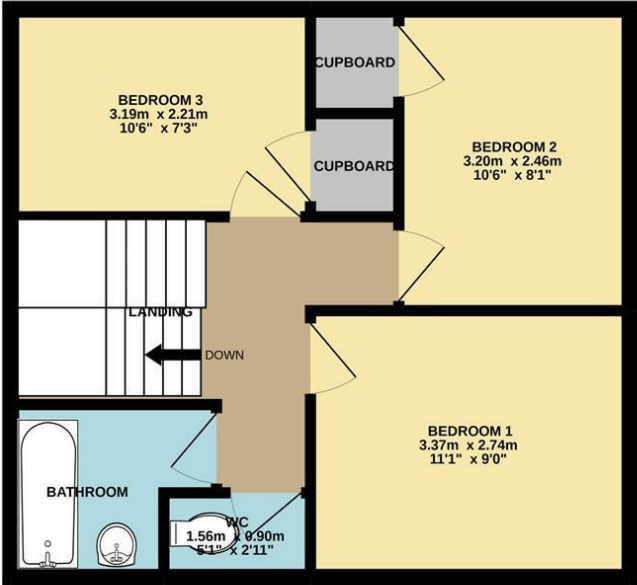
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

GROUND FLOOR
39.9 sq.m. (429 sq.ft.) approx.



1ST FLOOR
39.9 sq.m. (429 sq.ft.) approx.



TOTAL FLOOR AREA : 79.7 sq.m. (858 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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Fiddlewood Road | Norwich | NR6
Guide Price £220,000





abbotFox presents this ideal first time buy. Situated within easy reach of a variety of local amenities and the popular Catton Park, this home is an ideal opportunity for any young family. Accommodation comprises; entrance hall, spacious lounge diner and refitted kitchen to the ground floor. The first floor comprises, three generous bedrooms, bathroom and separate WC. With the property also benefitting from a private, enclosed rear garden, an internal viewing comes highly recommended.

Guide price £220,000 - £230,000

