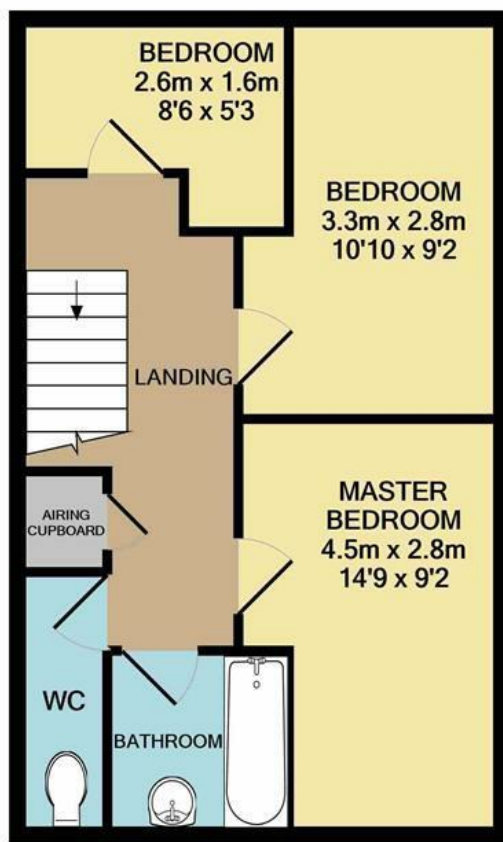


GROUND FLOOR



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		88
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(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.



Jay Gardens | Norwich | NR5
 Guide Price £210,000



abbotFox presents this three bedroom semi-detached house. Located within a quiet close in a popular residential location, this home has been thoughtfully improved by the current owners. With the property providing off road parking and an enclosed rear garden, this home also provides three bedrooms and a bathroom to the first floor to complement the spacious living accommodation. An ideal opportunity for a young family, this property demands an internal viewing to be appreciated.

Situated to the west of Norwich in an area served by a range of amenities and close to the Longwater Retail Park including a Sainsbury's Supermarket, Next Home, Boots, The Range, a choice of takeaway restaurants and a public house. Schooling for all ages is provided nearby with several Primary Schools and Ormiston Victory Academy which was rated 'Outstanding' by Ofsted. Easy access to the A47 bypass and Dereham road as well as regular bus routes makes travelling into the Norwich City Centre quick and convenient with the nearby Costessey Park and Ride also offering buses to the Norfolk and Norwich Hospital. To the north of the City Centre, a short 20-minute drive away is the Norwich International Airport providing transportation to a variety of destinations outside and inside of the UK.

Guide Price £210,000 - £220,000

