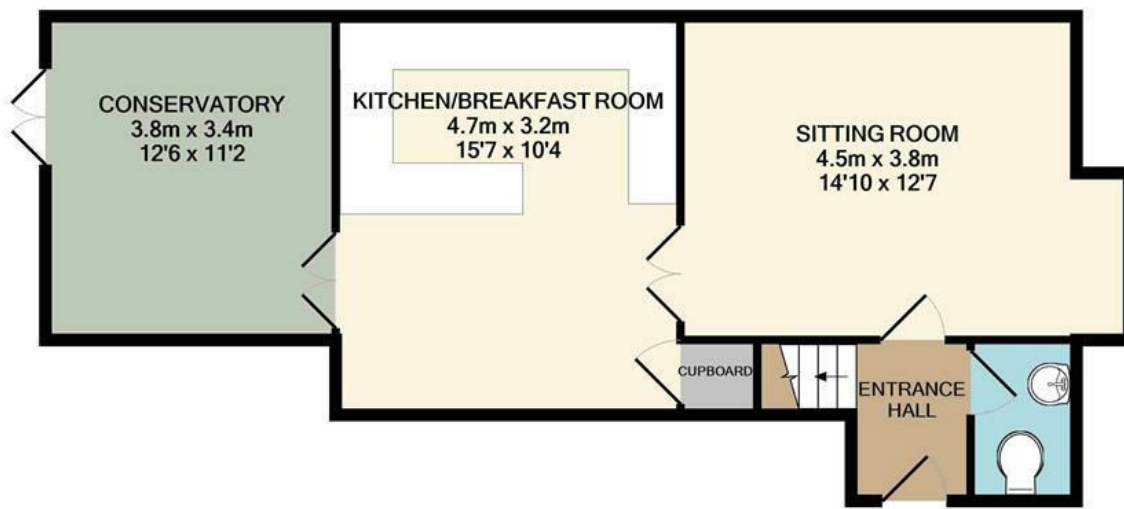


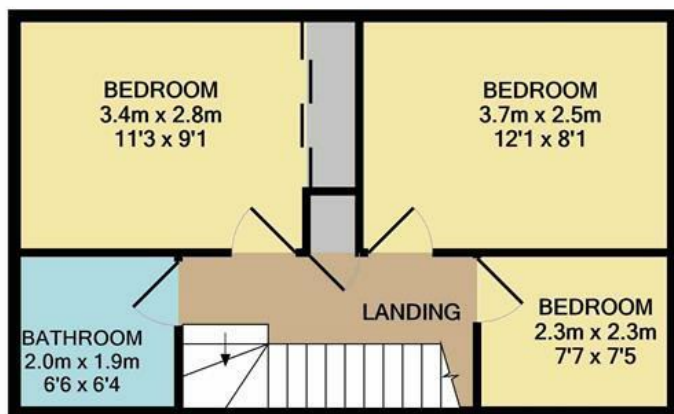


Barleyfield Road | Norwich | NR10  
 Guide Price £250,000

abbotFox



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 57.4 SQ.M.  
 (618 SQ.FT.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 36.0 SQ.M.  
 (387 SQ.FT.)

TOTAL APPROX. FLOOR AREA 93.4 SQ.M. (1005 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.



abbotFox presents a modern and well presented semi detached house, located within the popular village of Horsford. The property features an entrance hall, large bay fronted sitting room, recently refitted kitchen breakfast room with integral appliances, conservatory and ground floor w/c. On the first floor there are three generous bedrooms with a modern bathroom.

Horsford is an extremely popular village located 6 miles from Norwich with regular bus services into the city centre and within easy reach of the picturesque North Norfolk Coast. The village caters for families and individuals alike with several local shops, an infant and junior school, public house, post office, village hall complex and church.

Guide Price £250,000 - £260,000

