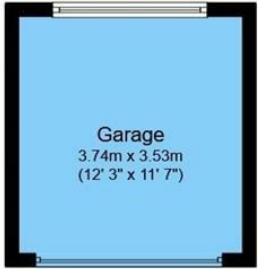
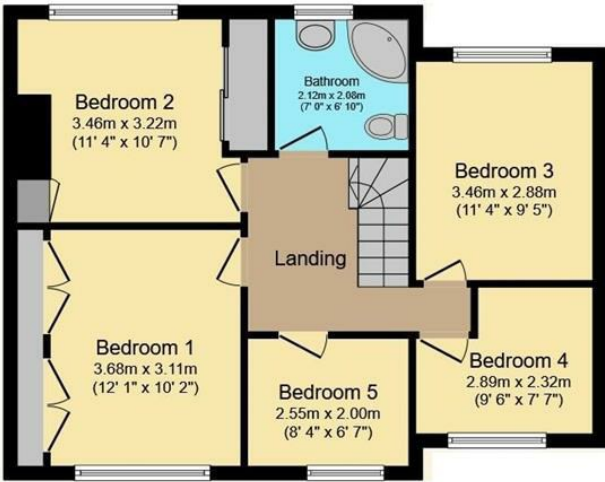




Hellesdon I NR6  
Guide £350,000 - £375,000

abbotFox



| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         | <b>73</b>                  |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         | <b>84</b>                  |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>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 this extended and improved five bedroom semi detached home in a quiet cul de sac position on the edge of Hellesdon.

Generously proportioned accommodation comprises; an entrance hall, sitting room, kitchen breakfast room, dining room and a snug. There is also a ground floor WC.

The first floor provides five good sized bedrooms and a family bathroom off of the landing.

Outside, to the front there is a driveway which leads to garage. To the rear there is a large, fully enclosed, private garden with a detached, former garage which would make an ideal work shop, garden room.

Guide £350,000 - £375,000

