



Netherwood Green| Norwich| NR1

Guide Price £170,000

GROUND FLOOR

55.4 sq.m. (596 sq.ft.) approx.

CONSERVATORY
4.78m x 3.71m
15'8" x 12'2"

SITTING ROOM
4.78m x 4.14m
15'8" x 13'7"

KITCHEN
4.78m x 2.59m
15'8" x 8'6"

WC

1ST FLOOR

32.2 sq.m. (347 sq.ft.) approx.

BEDROOM
2.84m x 2.51m
9'4" x 8'3"

BEDROOM
3.23m x 2.18m
10'7" x 7'2"

BEDROOM
4.78m x 2.59m
15'8" x 8'6"

BATHROOM

DOWN

TOTAL FLOOR AREA : 87.6 sq.m. (943 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.

Made with Metropix ©2022

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	70	
(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 this chain free, three bedroom home. With accommodation comprising of an entrance hall, kitchen, spacious lounge, cloakroom and conservatory to the ground floor, the first floor offers three bedrooms and a family bathroom. An internal viewing comes highly recommended

Tax Band - A

