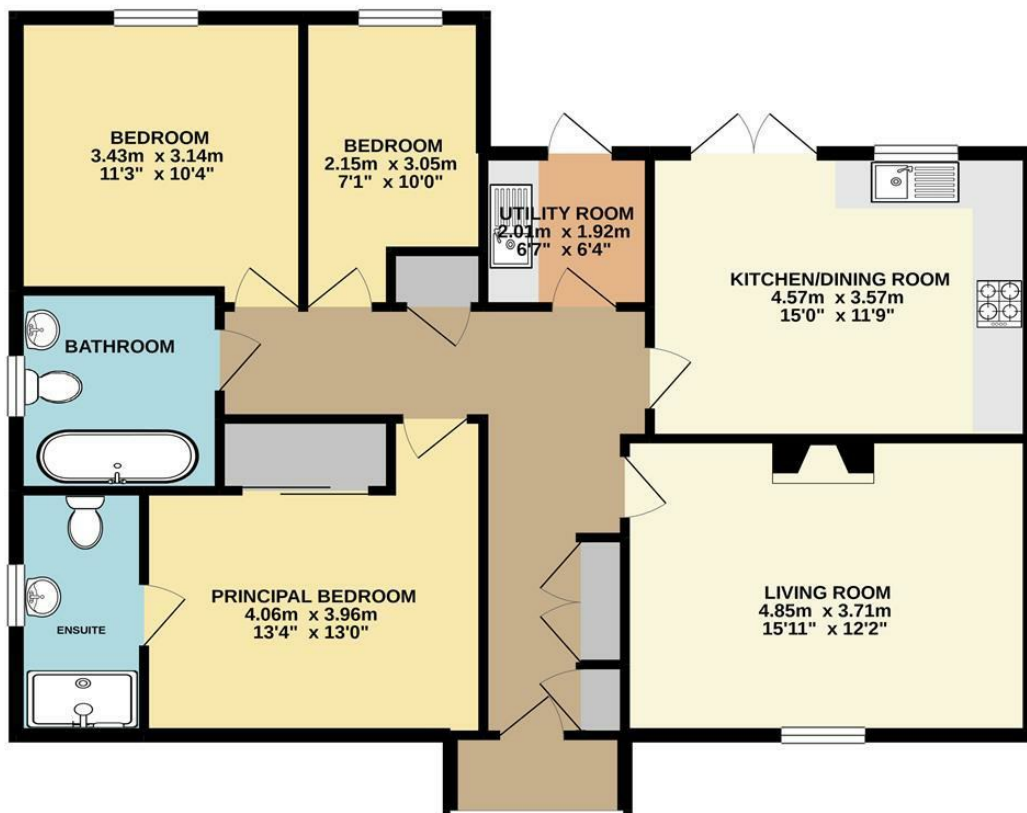


GROUND FLOOR
101.8 sq.m. (1096 sq.ft.) approx.



TOTAL FLOOR AREA: 101.8 sq.m. (1096 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D	EPC rating to be confirmed.		
(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.



St Georges Park | Loddon | NR14
Guide £425,000 (Freehold)



abbotFox Land & New Homes presents The Brampton, a prime new build detached bungalow in the prestigious, award-winning residential development 'St Georges Park' built by luxury housebuilders Halsbury Homes.

This sophisticated home's traditional elegance, designed by the world-renowned classical architect Francis Terry is complemented with a contemporary internal layout and an exceptional level of specification throughout. Neatly positioned in the popular market town of Loddon, all amenities are conveniently within just a short walk away.

Accommodation, in brief, comprises; large reception hall, impressive kitchen dining room with French doors out onto the garden, a useful utility room, generous living room, three bedrooms, the principle bedroom with en suite shower room, there is a family bathroom also.

The property will be provided with a full, 10 year warranty.

