

RANWORTH ROAD
NORWICH NR13
GUIDE PRICE £300,000

abbotFox presents three, award winning, self catering holiday cottages. Offering a potential income of circa £75,000 per annum, these cottages offer an ideal opportunity for any investor looking within the area. Situated in the popular village of Blofield, these cottages afford easy access to both Norwich City Centre and the picturesque Norfolk Broads. The holiday cottages are accessed via a separate driveway and comprise of three individual cottages (former forge cottages). The cottages have been given a Rose Award and have a 5-star rating on google review. An internal viewing comes highly recommended.

Guide Price £300,000-£350,000



Bedrooms 3

Receptions 3

Bathrooms 3



Would you like your property valued?
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FLOOR PLAN



TOTAL APPROX. FLOOR AREA 699 SQ.FT. (64.9 SQ.M.)
 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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EPC

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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

MAP



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.