

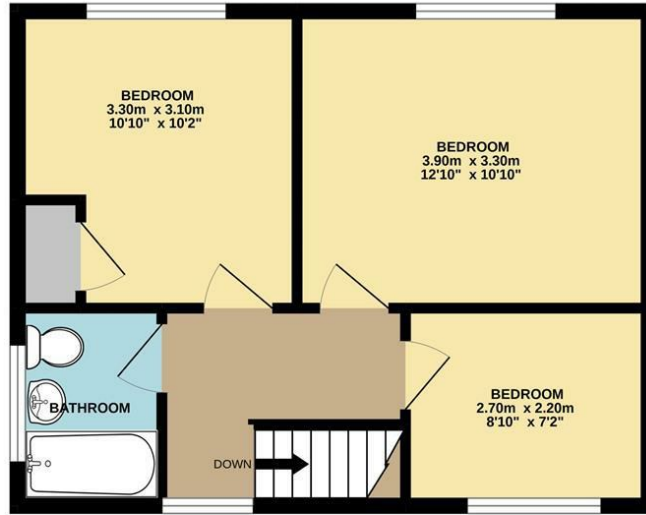
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

GROUND FLOOR  
41.0 sq.m. (441 sq.ft.) approx.



1ST FLOOR  
38.5 sq.m. (415 sq.ft.) approx.



TOTAL FLOOR AREA: 79.5 sq.m. (856 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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Mousehold Lane | Norwich | NR7  
Guide Price £290,000



abbotFox presents this light and stylish, semi-detached home. Situated in the popular residential area of Sprowston, this home has been thoughtfully redesigned by the current owners to offer stylish open plan living. Occupying a generous plot, with ample off road parking and access to the adjoining garage, the property also offers a private, enclosed rear garden. Accommodation comprises three comfortable bedrooms and a refitted bathroom to the first floor, with an entrance porch, hallway and open plan living to the ground floor. With potential for extension (STPP) this is an ideal home for any growing family. An internal viewing comes highly recommended.

