



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		62	71
EU Directive 2002/91/EC			

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TOTAL APPROX. FLOOR AREA 75.6 SQ.M. (814 SQ.FT.)

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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| Norwich | NR15
Guide Price £200,000



abbotFox presents this stylish, semi-detached bungalow. Located within a quiet residential close in the popular village of Newton Flotman, this home is an ideal opportunity for any buyer looking to enjoy life on one level. Internally, this home has undergone extensive refurbishment by the current owners, with accommodation comprising of an inviting entrance hall, two double bedrooms, spacious family bathroom, generous lounge, refitted kitchen diner and conservatory. Externally, this home occupies a deceptively spacious plot, with the mature rear gardens affording an exceptional degree of privacy. An internal viewing comes highly recommended.

Guide Price - £200,000 - £220,000

