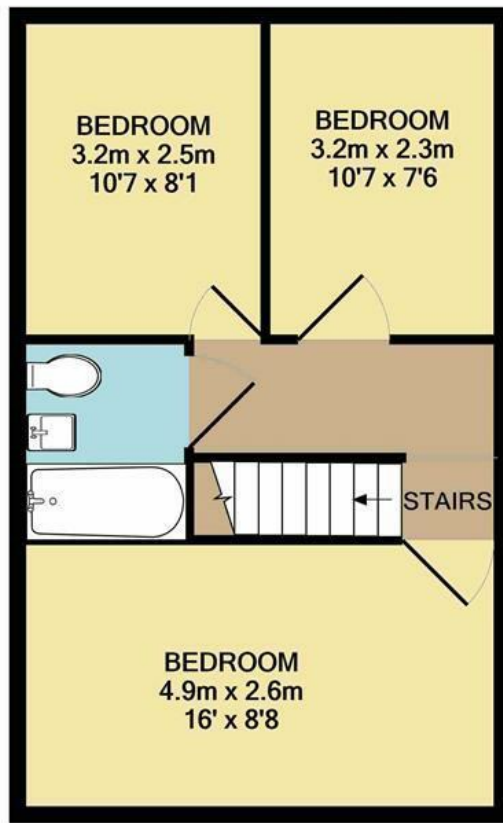




GROUND FLOOR



1ST FLOOR

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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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	

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.



Bates Green | Norwich | NR5  
Guide Price £170,000



abbotFox presents this ideal family home. Located within easy reach of a variety of local amenities, this home has been well maintained and improved by the current owners. With the first floor offering three double bedrooms and a family bathroom, the ground floor comprises of an entrance hall, utility, re-fitted kitchen breakfast room and spacious lounge diner. Externally, this home offers private front and rear gardens. An ideal home for any young family, an internal viewing comes highly recommended.

Guide price £170,000 - £180,000

