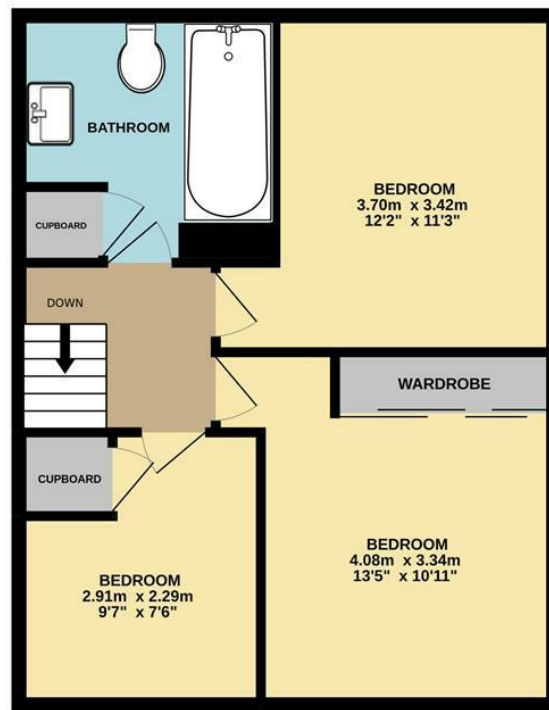
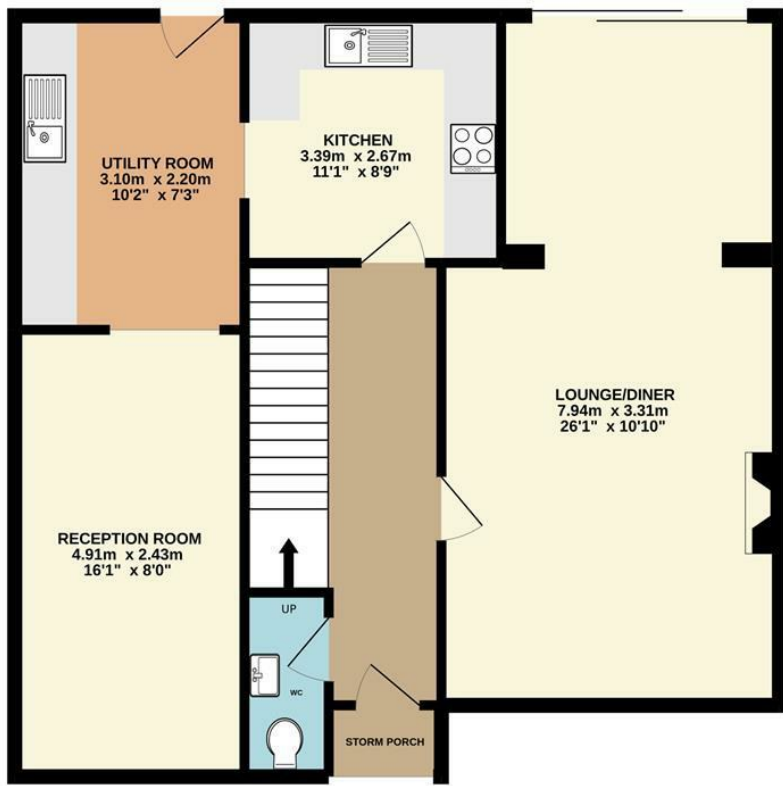


| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (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

1ST FLOOR



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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Plantation Road | North Walsham | NR28  
Guide Price £280,000

abbotFox presents this three bedroom detached house in the market town of North Walsham. Ground floor accommodation comprises of a lounge/dining room with doors leading into the rear garden, a fitted kitchen and a WC. The current owners converted the garage to create a useful utility area off the kitchen and a second reception room. Stairs in the hallway lead to the first floor where there is three bedrooms, two doubles and a single and a family bathroom. The principle bedroom benefits from built-in storage.

Outside the property benefits from a driveway at the front offering off-road parking for multiple vehicles. The sunny, fully enclosed rear garden is mainly laid to lawn with decorative flower beds and shrub borders and a patio area.

Guide: £280,000- £300,000

