

Energy Efficiency Rating

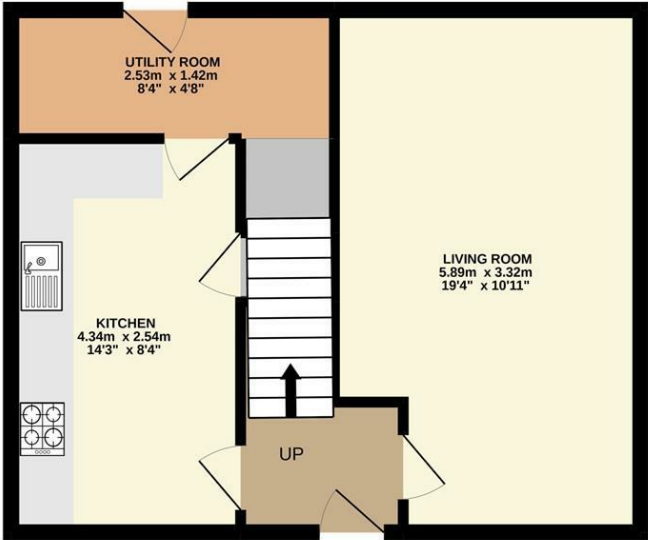
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

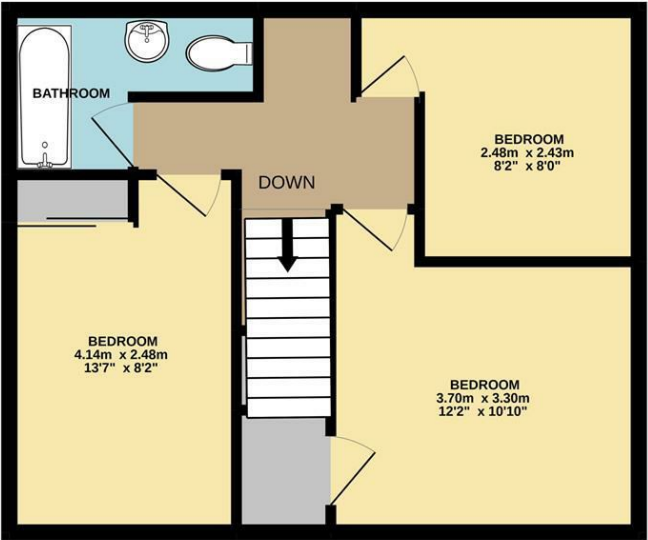
EU Directive 2002/91/EC

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.

GROUND FLOOR
40.1 sq.m. (432 sq.ft.) approx.



1ST FLOOR
40.1 sq.m. (432 sq.ft.) approx.



TOTAL FLOOR AREA : 80.2 sq.m. (863 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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Purland Road | Norwich | NR7
Offers In Excess Of £220,000



abbotFox presents this generous, family home. Located within easy reach of a variety of local amenities, this property has been well maintained and improved by the current owners. Occupying a generous plot, with ample off road parking to the front, and vehicle access and a detached garage / workshop to the rear, this is an ideal home for any young family. With accommodation comprising three generous bedrooms and a family bathroom to the first floor, the ground floor offers an inviting entrance hall, lounge diner, kitchen breakfast room and utility room. An internal viewing comes highly recommended to appreciate this home.

