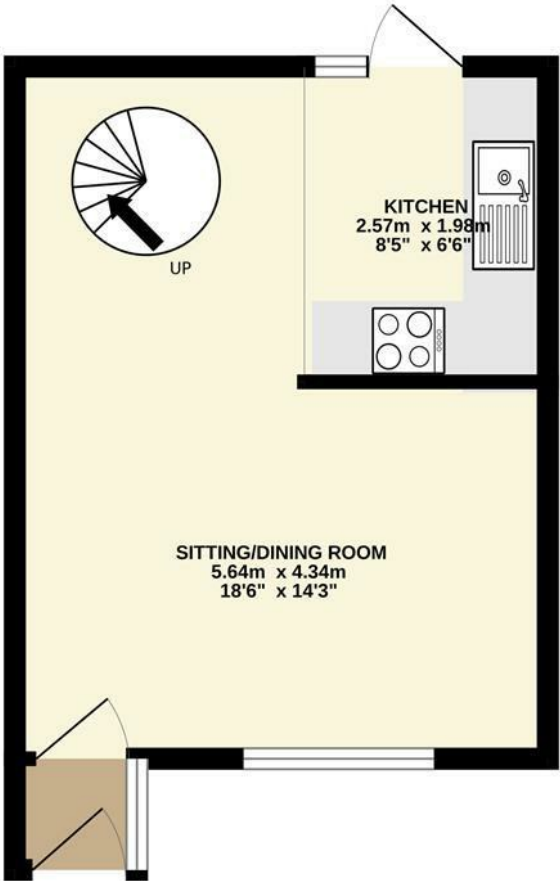




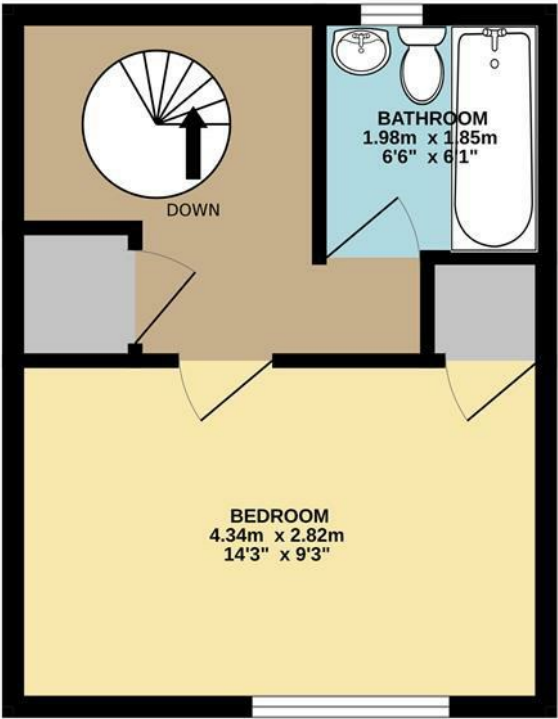
John Stephenson Court| Norwich| NR3
Offers In Excess Of £180,000



GROUND FLOOR
25.4 sq.m. (273 sq.ft.) approx.



1ST FLOOR
24.5 sq.m. (263 sq.ft.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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.

TOTAL FLOOR AREA: 49.8 sq.m. (536 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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abbotFox presents this freehold, stylish and recently renovated one-bedroom semi-detached house. Occupying a quiet corner position in the highly sought after NR3, within walking distance of Mousehold Heath and the city centre.

The accommodation comprises of entrance porch, bright and spacious lounge, opening into a modern re-fitted kitchen with induction hob and a recently installed combi-boiler. The first floor offers a generous double bedroom and modern family bathroom. Externally, the property offers a private, enclosed rear garden with shed, one allocated parking space and access to well-maintained communal gardens. An internal viewing comes highly recommended.

