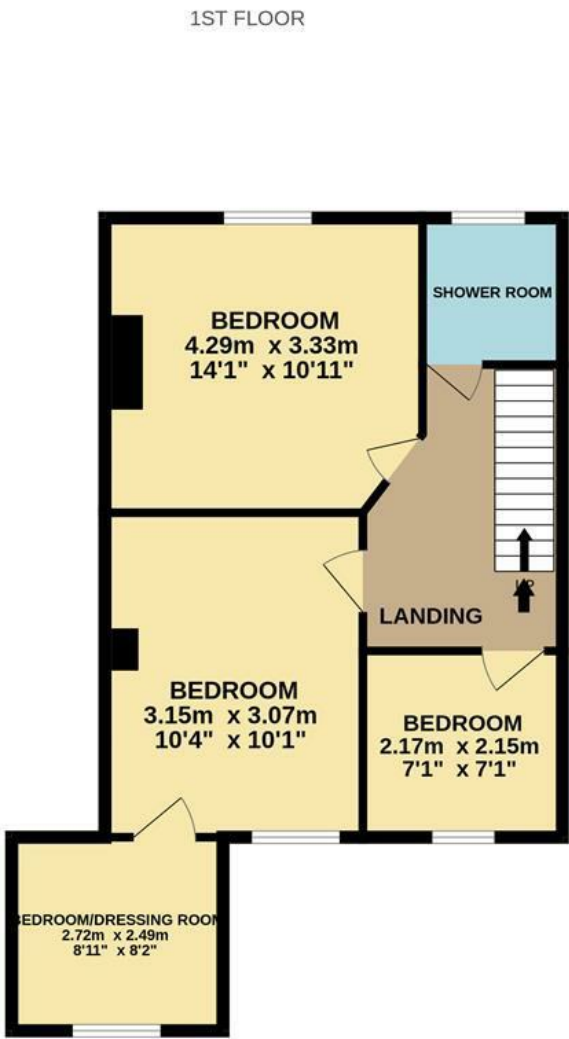
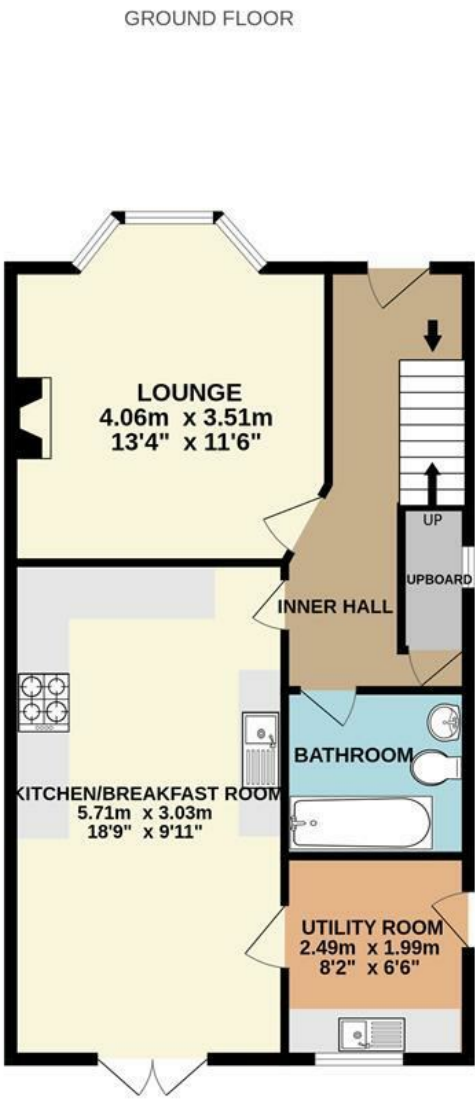




| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 86                      |
| (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.

BRADFIELDRDNW

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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Bradfield Road | North Walsham | NR28  
Guide Price £275,000





abbotFox are delighted to offer this period, semi-detached house situated in a non estate residential position in the popular market town of North Walsham. Benefitting from 3/4 Bedrooms and a good sized garden, this property is not one to be missed.

Ground floor accommodation comprises of a sitting room with a decorative fireplace and bay window, a modern bathroom off the hallway, and a fully fitted kitchen/breakfast room with French doors leading out onto the garden. The kitchen also benefits from a separate utility room with a sink and space for a washing machine and tumble dryer. Stairs in the hallway lead to the first floor where there is three bedrooms and a newly fitted shower room all off landing. There is a further room situated off the second bedroom which would make the perfect dressing room or a fourth bedroom.

French doors from the kitchen lead out onto a raised decked area which provides the perfect sunny space for entertaining and alfresco dining. The whole garden has been landscaped to a high standard to provide tiered sections of lawn and decking and finished with a gravelled path and access to parking at the far end of the garden (accessed via a private road.) There is also on-street parking at the front of the property, and a small, enclosed front garden.

Guide Price £275,000-£300,000

