



Newnham Green | Great Yarmouth | NR31  
**Guide Price £175,000**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

abbotFox presents this well presented mid terrace house, that offers comfort, and practicality throughout. Located in a popular neighbourhood with excellent amenities. Ideal family home.

The ground floor consists of an entrance hall, WC, lounge and a recently refitted kitchen.

Upstairs, the first floor offers three comfortable, carpeted bedrooms with a well-appointed family bathroom and cloakroom.

The rear garden is mostly laid to lawn with a patio area and an outbuilding providing room for plenty of storage. The front of the property offers a driveway, lawn area and access to the rear of the property.