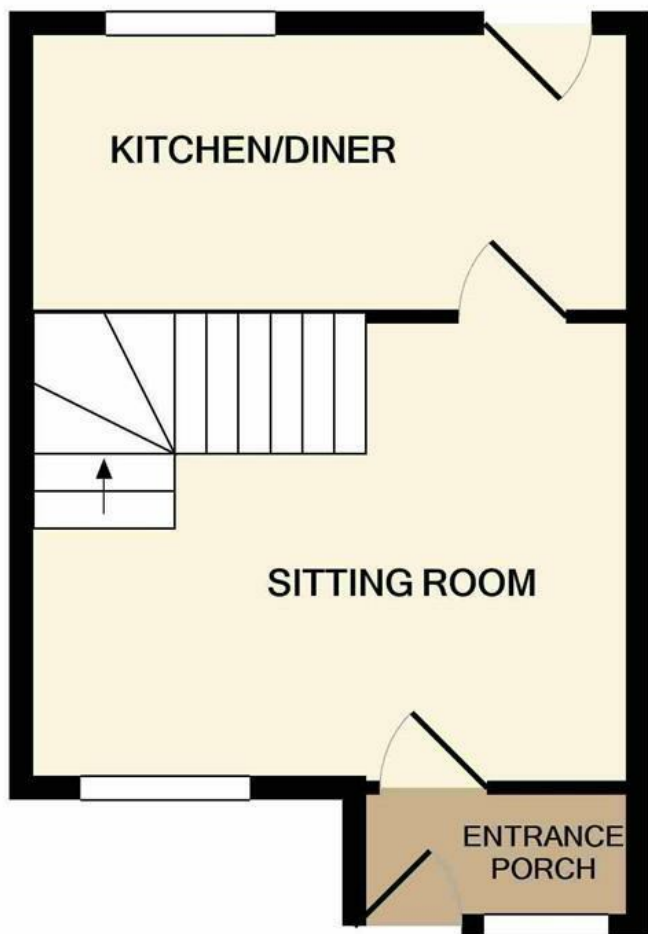


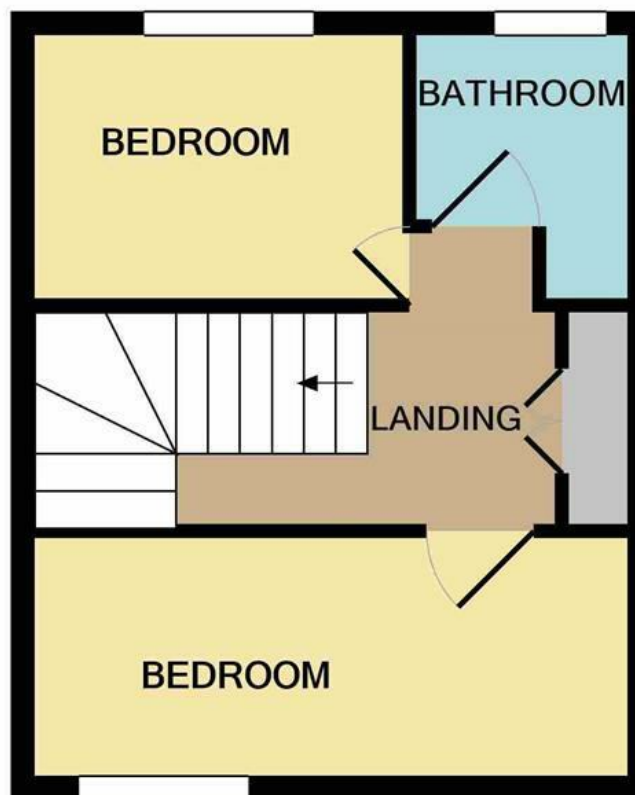


Billing Close | Norwich | NR6
Offers In Excess Of £190,000

abbotFox



GROUND FLOOR



1ST FLOOR

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.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ideal first time buy. Situated within a quiet residential close, in the popular area of Old Catton, this home has been exceptionally well maintained by the current owner. With accommodation comprising of an entrance porch, lounge and kitchen diner to the ground floor, the first floor offers two bedrooms and a family bathroom. The enclosed rear garden affords a high degree of privacy, with the property also benefitting from a garage. An internal viewing comes highly recommended.

