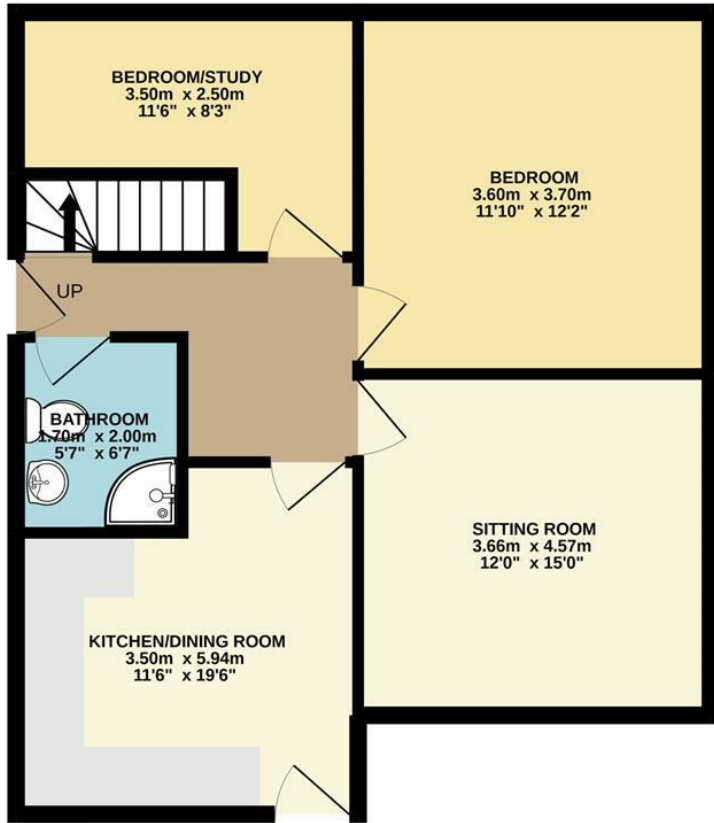


GROUND FLOOR
54.5 sq.m. (587 sq.ft.) approx.



1ST FLOOR
30.4 sq.m. (327 sq.ft.) approx.



TOTAL FLOOR AREA : 84.9 sq.m. (914 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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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.



Cere Road | Norwich | NR7
Guide Price £325,000



abbotFox presents this deceptively spacious semi-detached chalet bungalow. Occupying a prime position within a quiet residential road, this home offers easy access to a wealth of local amenities, Norwich City Centre and the surrounding countryside.

The accommodation on offer, comprises of an inviting entrance hall, generous lounge, modern kitchen diner, study, master bedroom and shower room to the ground floor, with three comfortable bedrooms to the first floor. Externally, the plot offers ample off road parking, with a detached garage set to the rear, complete with power and light, whilst the enclosed rear garden provides a high degree of privacy.

An ideal opportunity for any growing family, this home demands an internal viewing to be appreciated.

