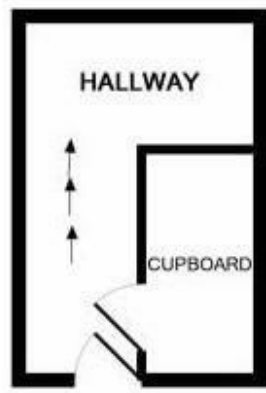




Desmond Drive | Norwich | NR6
 Guide Price £160,000



GROUND FLOOR
 APPROX. FLOOR
 AREA 101 SQ.FT.
 (9.4 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 593 SQ.FT.
 (55.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 694 SQ.FT. (64.5 SQ.M.)

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(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.

abbotFox presents this generously proportioned first floor apartment. Accessed via a private entrance with a storage / utility room on the ground floor, the property internally offers a spacious open plan living kitchen area, two double bedrooms and a spacious family bathroom. Set within the sought after area of Old Catton, this home affords a high degree of convenience with a wealth of local amenities available within easy reach. An ideal opportunity for any first time buyer, an internal viewing comes highly recommended.

Agents Note:

Please be aware we are awaiting confirmation of the lease length and associated charges for this property.

Guide Price £160'000 - £170'000

