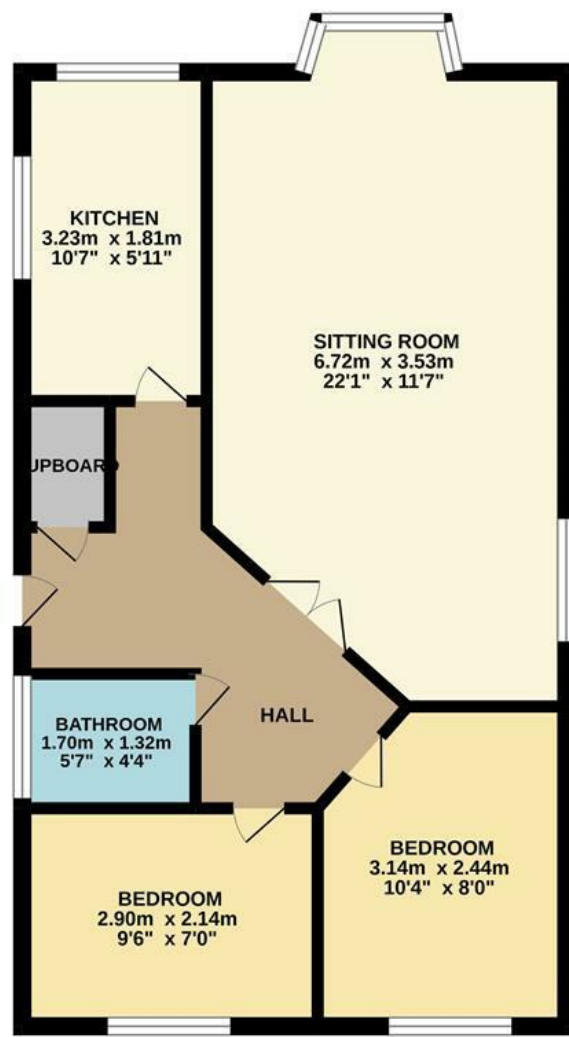


GROUND FLOOR



| 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 |  |                         |           |
| <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.

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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Kimberley Road | Norwich | NR12  
Offers In Excess Of £230,000



abbotFox presents 'Poplar Lodge', a well presented two bedroom detached bungalow, located only a short walk from the beach, in a quiet position behind the Coast Road in Bacton. Currently a full time home, this property would also make an ideal second home, holiday let or bungalow for someone downsizing to a North Norfolk coastal village!

Accommodation comprises of an entrance hall, lounge/dining room, modern fitted kitchen, two double bedrooms and a bathroom.

Externally, the property benefits a low maintenance, enclosed rear garden which is mainly laid to lawn with a patio area and a summer house and there is off-road parking at the front of the property for multiple vehicles.

Tax Band - B

