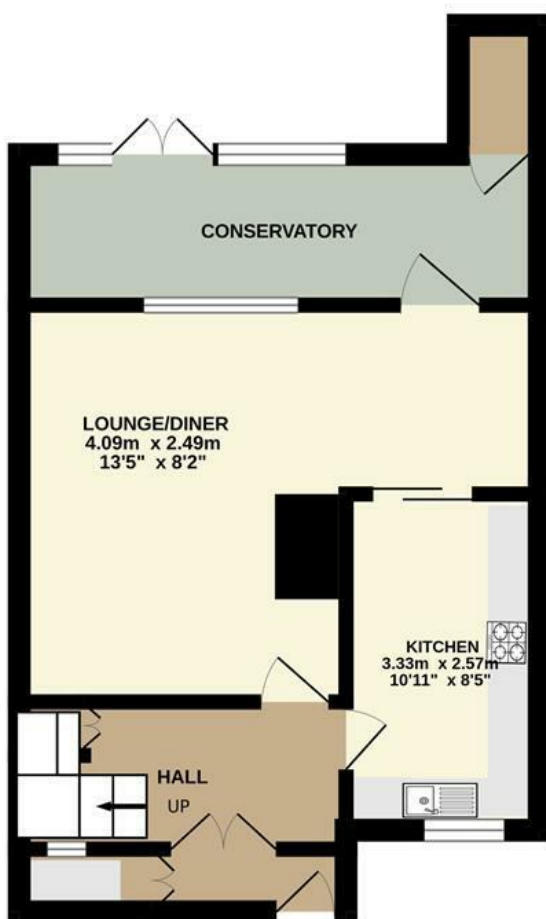




Gargle Hill | Norwich | NR7  
 £195,000

abbotFox

GROUND FLOOR  
 23.6 sq.m. (254 sq.ft.) approx.



1ST FLOOR  
 16.9 sq.m. (182 sq.ft.) approx.



TOTAL FLOOR AREA : 40.5 sq.m. (436 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) <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>		
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.



abbotFox presents this ideal first time buy. Situated within the popular residential area of Thorpe St. Andrew, this home has been well maintained and offers an ideal opportunity for any buyer looking to step onto the property ladder. Accommodation comprises; entrance hall, lounge diner, kitchen and conservatory, which allows access to a utility area, to the ground floor, with two generous double bedrooms, bathroom and separate WC to the first floor. Externally, the property benefits from both front and rear gardens, with the rear affording a high degree of privacy. An internal viewing comes highly recommended.

