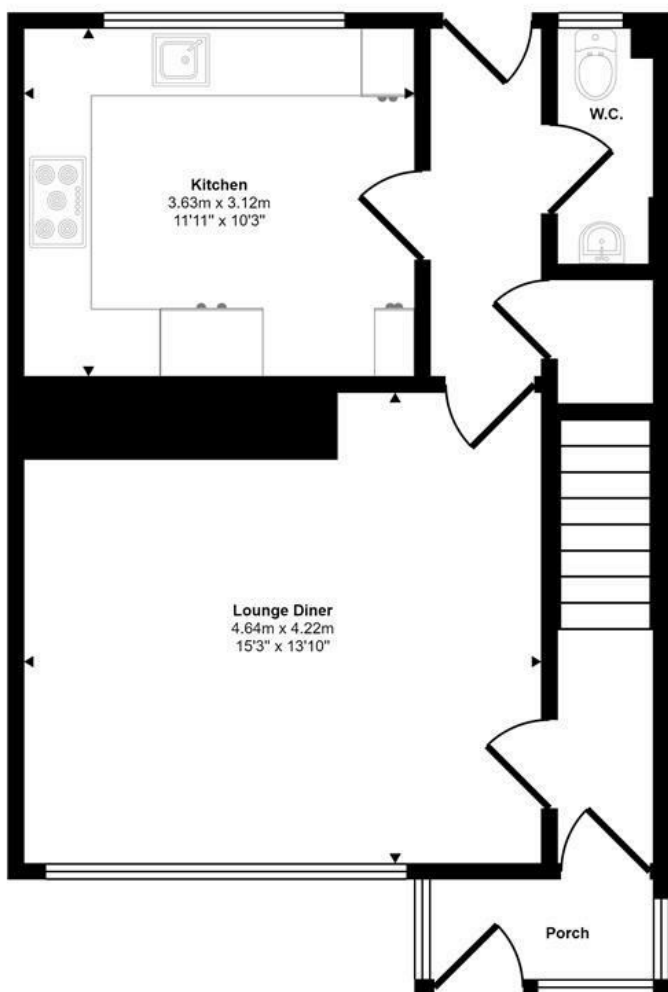




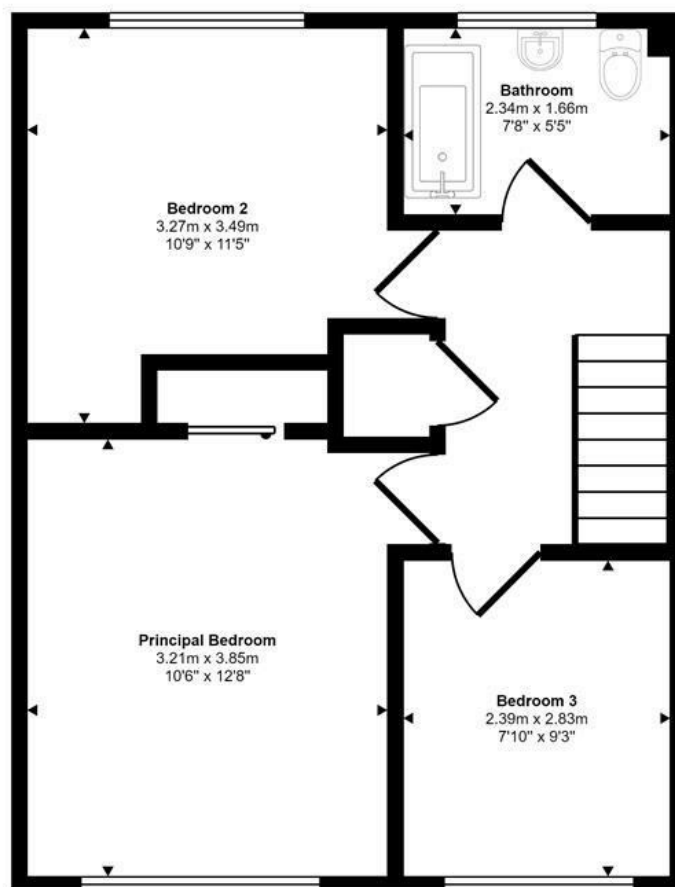
Warren Close | Norwich | NR6  
 Guide Price £300,000

abbotFox

Approx Gross Internal Area  
 88 sq m / 944 sq ft



Ground Floor  
 Approx 44 sq m / 477 sq ft



First Floor  
 Approx 43 sq m / 468 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		58	
(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.

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**\*\*GUIDE PRICE £300,000 - £325,000\*\*** abbotFox presents this stylish, semi-detached house, set in the heart of the sought after residential area of Old Catton. Occupying a prime position, with generous gardens to the front and rear, this home has been well maintained and significantly improved by the current owner.

The accommodation is neatly arranged over two floors, with the ground floor comprising an entrance porch, hall, lounge diner, re-fitted kitchen and cloakroom. The first floor offers three comfortable bedrooms and a stylish re-fitted bathroom suite. The landscaped rear garden is fully enclosed, and offers a variety of seating areas to enjoy the sun. The property further benefits from a garage (with power and light) and parking to the rear.

An ideal opportunity for any young family, with a well regarded local schools nearby and a wealth of amenities, including Catton Park on the doorstep, an internal viewing comes highly recommended.

