



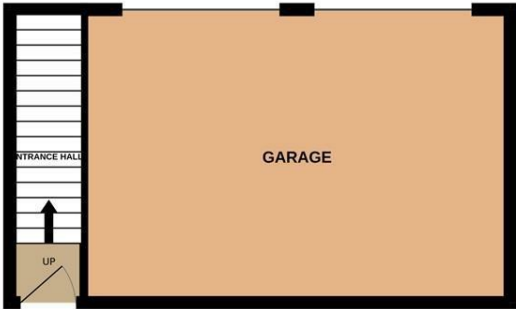
St. Michaels Avenue| Norwich| NR11
Guide Price £200,000



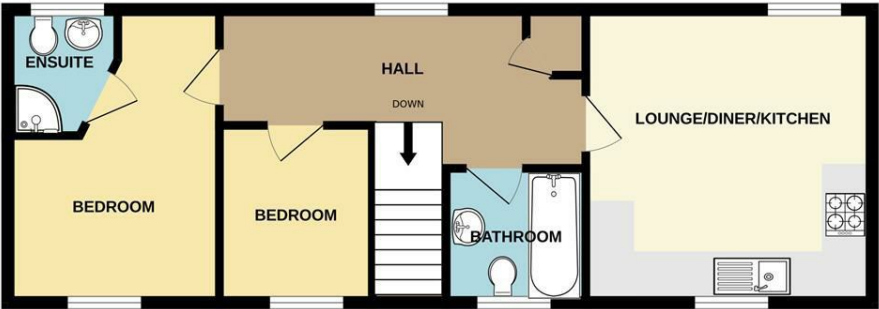
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

GROUND FLOOR
27.5 sq.m. (296 sq.ft.) approx.



1ST FLOOR
47.6 sq.m. (512 sq.ft.) approx.



TOTAL FLOOR AREA : 75.1 sq.m. (809 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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abbotFox presents this modern, coach house apartment. Situated on a popular residential development, within the sought after market town of Aylsham, this property offers an ideal opportunity for any first time buyer or buy-to-let investor. Accessed via a private entrance, the property offers generous open plan living accommodation with field views to the rear, two bedrooms, bathroom and en-suite to master. The property further benefits from a sizeable garage and off road parking. An internal viewing comes highly recommended.

Guide price £200,000 - £210,000

