



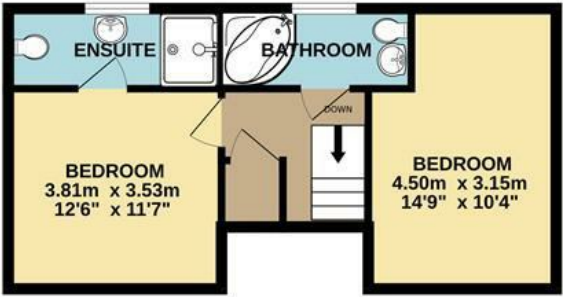
Cedar Drive | Norwich | NR14
Guide Price £300,000



GROUND FLOOR
91.1 sq.m. (981 sq.ft.) approx.



1ST FLOOR
35.3 sq.m. (380 sq.ft.) approx.



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.

TOTAL FLOOR AREA : 126.5 sq.m. (1361 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 deceptively spacious, three bedroom semi-detached chalet. Situated within a quiet close, this home overlooks school playing fields to the rear and offers an ideal opportunity for any growing family, or for those looking to downsize. Internally, the accommodation comprises; entrance hall, cloakroom, lounge diner, conservatory, kitchen and double bedroom to the ground floor. The first floor, offers two further double bedrooms, one serviced with an en-suite shower room and a family bathroom. The frontage, offers ample off road parking and private front garden, leading to a generous garage, with electric garage door and workshop. The rear garden has been exceptionally well maintained and affords a high degree of privacy. An internal viewing comes highly recommended.

Guide Price - £300,000 - £325,000

