

# 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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Paston Road | Norwich | NR11  
Guide Price £100,000



abbotFox are pleased to offer for sale this immaculately presented two bedroom holiday chalet, located on the popular site 'The Dell' which is conveniently located, close to the beach and local amenities of the popular coastal village of Mundesley.

Accommodation comprises of a lounge open plan to the kitchen, two bedrooms and a shower room. The property also benefits from an allocated parking space nearby to the chalet and pets are allowed. The home can be used from the 1st of March until the 31st of October with an additional four weeks over the Christmas period 15th of December to 15th of January.

A stone's throw from one of the best beaches in the area, this home offers the best of coastal living. Mundesley is a well served and active village and is also well positioned from which to explore the coast, the Broads and the countryside across this beautiful area.

The seaside village of Mundesley offers a range of shopping facilities including post office and other amenities including two schools, an excellent 9 hole golf course and a health centre. A bus service operates to the resort town of Cromer, the market town of North Walsham and links to Norwich City Centre where more comprehensive facilities can be found.

