

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		77	
(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.



Peacock Grove | Norwich | NR8  
 Guide Price £230,000





\*\*\*Guide price £230,000 - £240,000\*\*\* abbotFox presents this chain free semi-detached house in the popular residential area of Queens Hills. On the ground floor, an inviting entrance hall, large lounge, modern kitchen diner and WC. Offering three bedrooms, en-suite to master and family bathroom on the first floor. This home offers comfortable living accommodation to suit any young family or first-time buyer, with the property presented to a good standard throughout. External space comprises a generous garden, single driveway and garage. This home demands an internal viewing to be appreciated, as well as it's fantastic position within the development.

Situated to the west of Norwich, the property is located close to the Longwater Retail Park and benefits from excellent access to the A47 and the A11. There is a park and Ride facility at the Norfolk Showground with regular services into Norwich City centre.

