



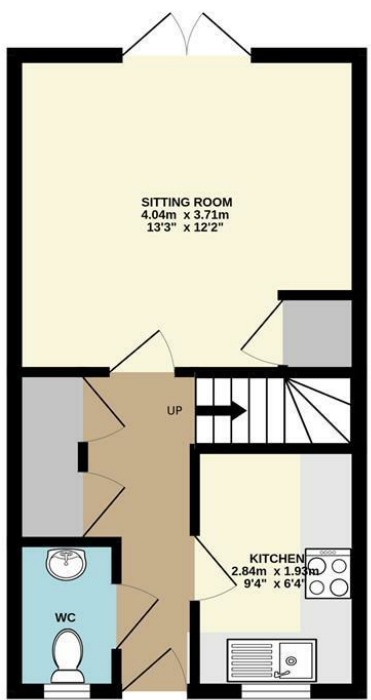
Albion Road | Great Yarmouth | NR30
 Guide Price £225,000

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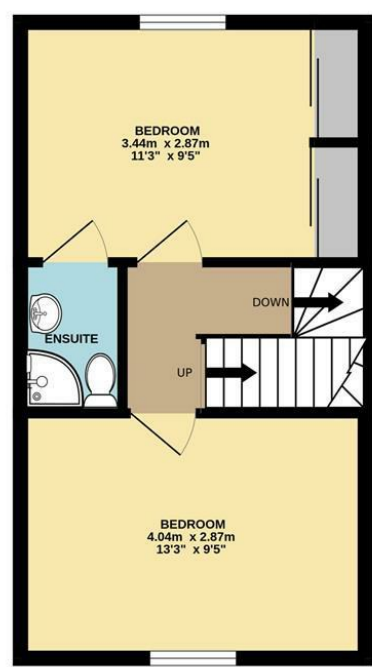
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

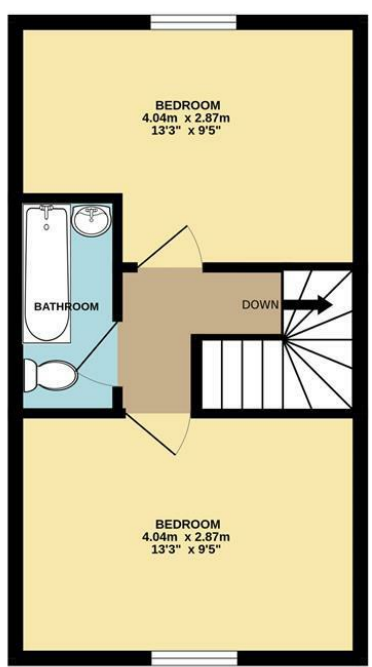
GROUND FLOOR
 30.1 sq.m. (324 sq.ft.) approx.



1ST FLOOR
 30.1 sq.m. (324 sq.ft.) approx.



2ND FLOOR
 30.1 sq.m. (324 sq.ft.) approx.



TOTAL FLOOR AREA : 90.2 sq.m. (971 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 are pleased to present this immaculate house which boasts carefully designed, modern accommodation, arranged over three floors with modern fittings throughout. Accommodation comprises of four double bedrooms, (one of which benefits from a fitted wardrobe and an ensuite shower room), a modern fitted kitchen, sitting room, 2nd floor family bathroom and a ground floor cloakroom. Outside the property has an off-road parking space at the front and a low-maintenance southwest facing garden to the rear. The property is conveniently located within a few minutes from the town centre and is walking distance to the popular Great Yarmouth seafront, and has transport links local schools near-by.

