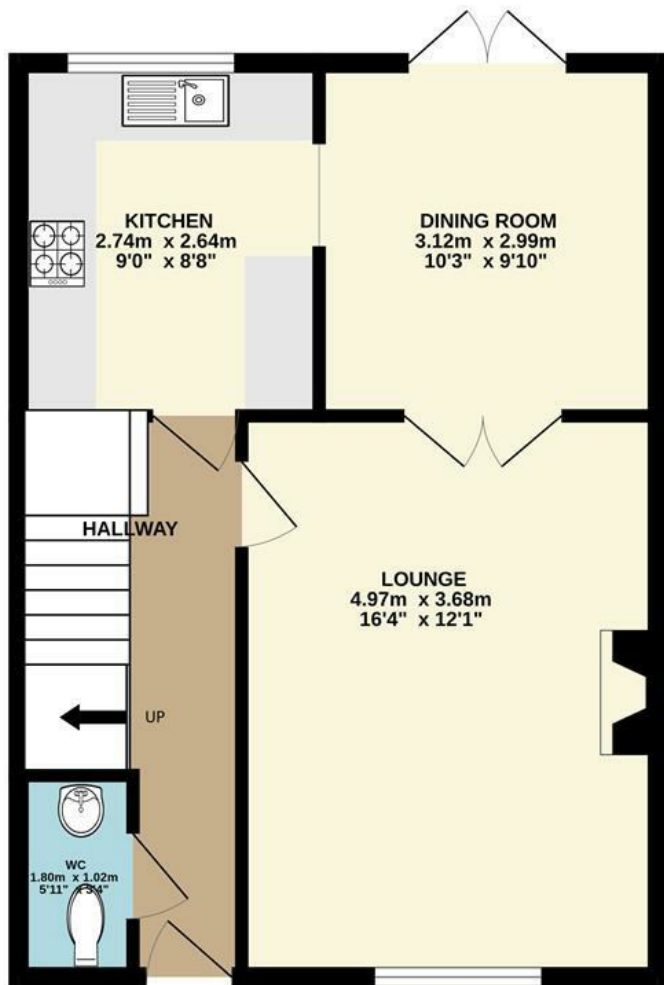




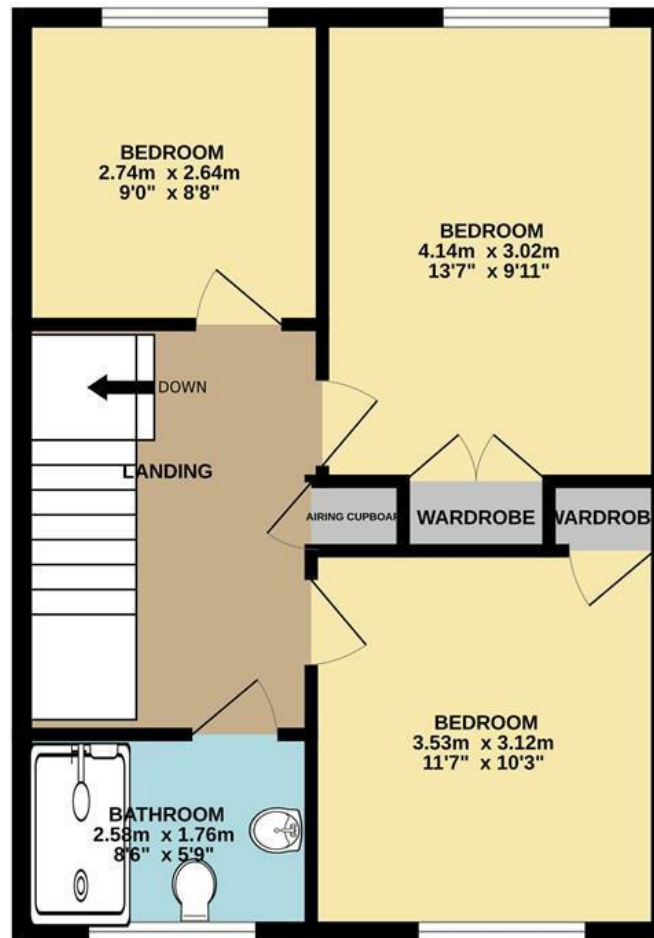
Emerys Close | Cromer | NR27
 Guide Price £280,000

abbotFox

GROUND FLOOR
 46.0 sq.m. (496 sq.ft.) approx.



1ST FLOOR
 46.5 sq.m. (501 sq.ft.) approx.



TOTAL FLOOR AREA : 92.6 sq.m. (996 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		73	
(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.



abbotFox presents this modern terraced home, nestled within the heart of the popular and pretty North Norfolk village of Northrepps.

The accommodation on offer is neatly arranged over two floors, and provides an inviting entrance hall, cloakroom, lounge, dining room and kitchen to the ground floor. The first floor offers three comfortable bedrooms and a family bathroom. Externally, the property offers an enclosed, private, low-maintenance rear garden, complete with workshop, along with an en-bloc garage and parking space.

An ideal home for any buyer looking to enjoy village living, an internal viewing comes highly recommended.

Guide price - £280,000 - £300,000

