



Earlham Road | Norwich | NR4
 Guide Price £450,000

abbotFox



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	64	77
(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.

****GUIDE PRICE £450,000 - £475,000**** abbotFox presents this spacious, extended chalet bungalow. Occupying an exceptional plot, within easy reach of the University, Hospital and a wealth of local amenities, this property offers an ideal opportunity for an investor, or for those looking to create an exceptional family home.

The internal accommodation offers a high degree of flexibility and currently comprises; entrance hall, cloakroom, lounge kitchen, conservatory, four bedrooms and two shower rooms to the ground floor. The first floor offers two further double bedrooms. Externally, the property benefits from off road parking and a spacious, lawned garden that affords a high degree of privacy.

Offered to the market with no onward chain, an internal viewing comes highly recommended.

