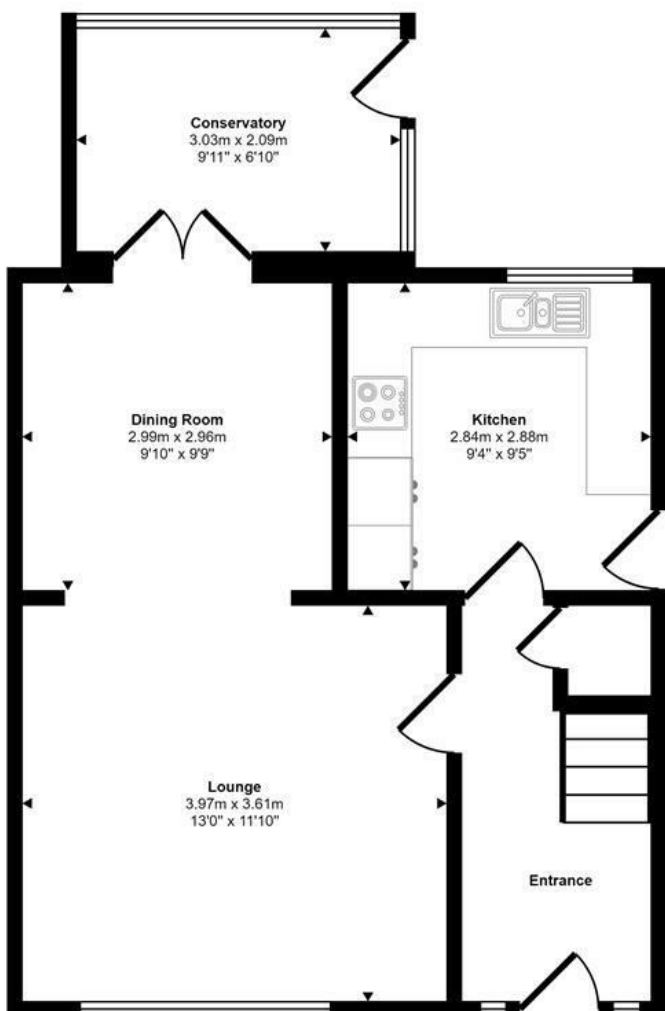




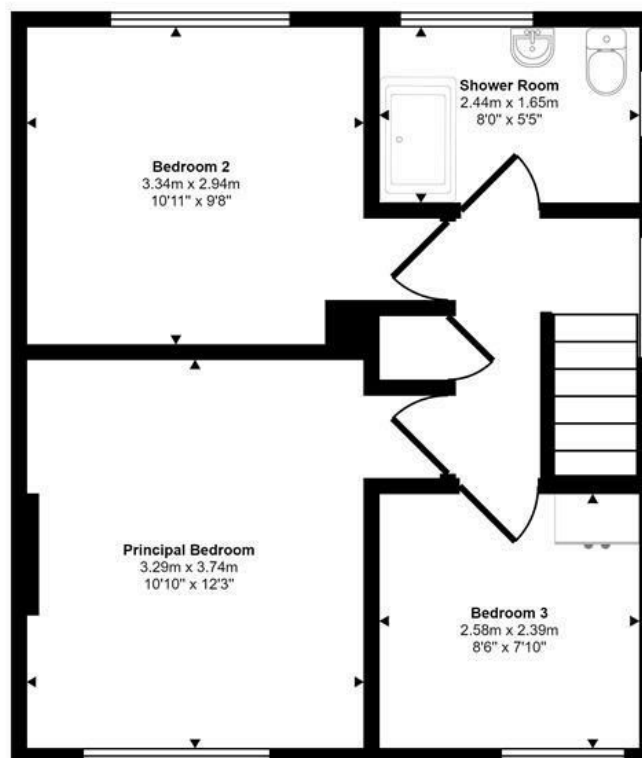
Moorland Close | Norwich | NR7
 Guide Price £280,000

abbotFox

Approx Gross Internal Area
 88 sq m / 944 sq ft



Ground Floor
 Approx 47 sq m / 506 sq ft



First Floor
 Approx 41 sq m / 437 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		52	
(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 stylish semi detached family home. Set within a quiet residential close in the sought after area of Sprowston, this home affords a High degree of convenience with a wealth of local amenities within easy reach.

The property itself has been well maintained and thoughtfully improved by the current owners and offers an inviting entrance hall, lounge, dining room, garden room and refitted kitchen to the ground floor. The first floor offers three comfortable bedrooms and a modern family shower room accessed off landing. Externally, the property offers ample off road parking to the front and side, with an enclosed, private, low maintenance rear garden. An internal viewing comes highly recommended.

Guide Price £280,000 - £290,000

