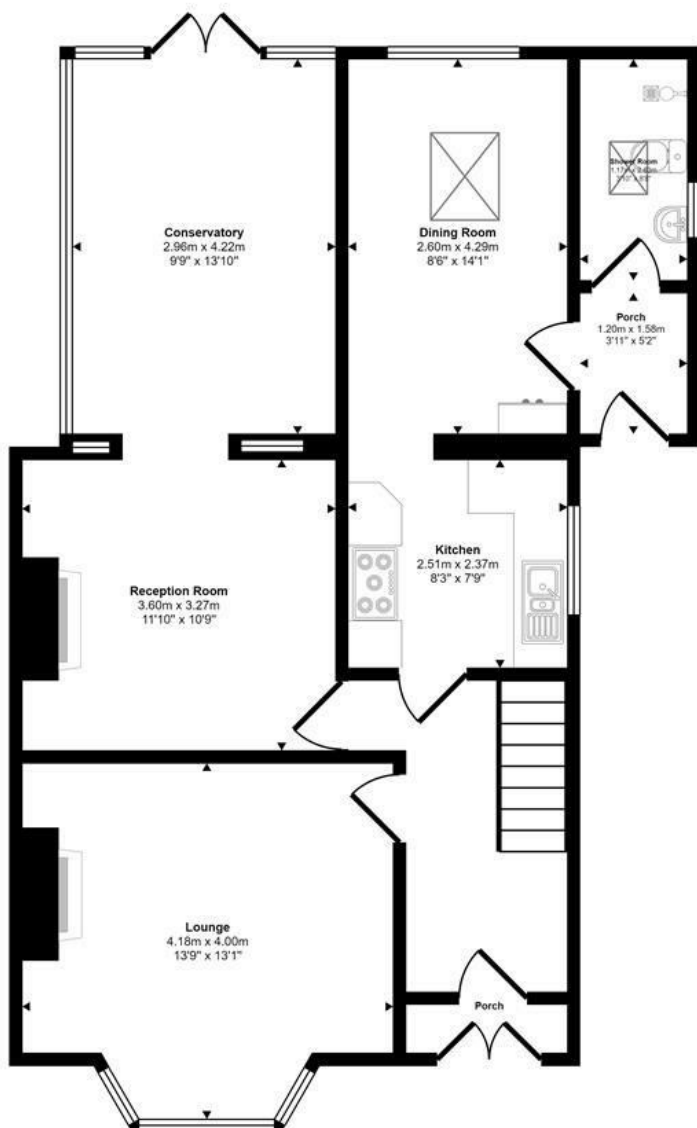




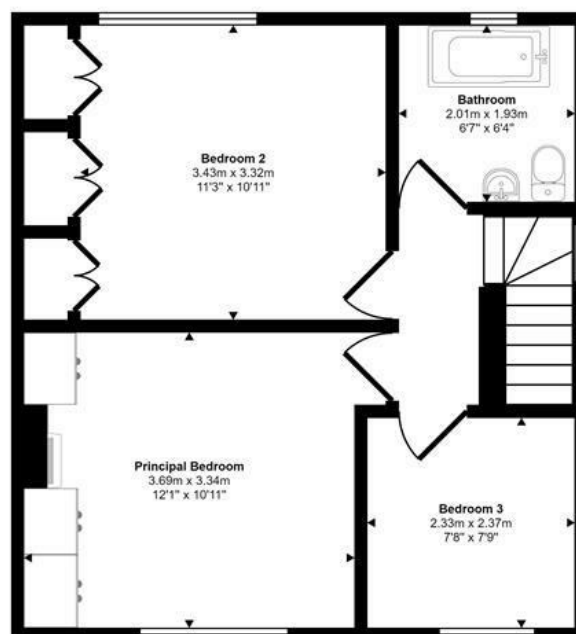
Reepham Road | Norwich | NR6  
 £365,000

abbotFox

Approx Gross Internal Area  
 117 sq m / 1258 sq ft



Ground Floor  
 Approx 75 sq m / 805 sq ft



First Floor  
 Approx 42 sq m / 453 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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.





abbotFox presents this substantially extended, semi-detached family home. Set within the heart of the popular and well serviced residential area of Hellesdon, this home offers a convenience hard to match. With a wealth of amenities on the doorstep and schooling for all ages within easy reach, this home is an ideal opportunity for any growing family.

The accommodation on offer is neatly arranged over two floors, with the ground floor offering an entrance porch, hallway, bay-fronted lounge, additional sitting room, generous conservatory, kitchen, dining room, rear lobby and downstairs shower room. The first floor comprises; three comfortable bedrooms and a family bathroom off landing. The generous plot allows for ample off road parking to the front, with the spacious, mature rear garden affording a high degree of privacy. The property further benefits from a generous workshop complete with power and lighting. An internal viewing comes highly recommended.

