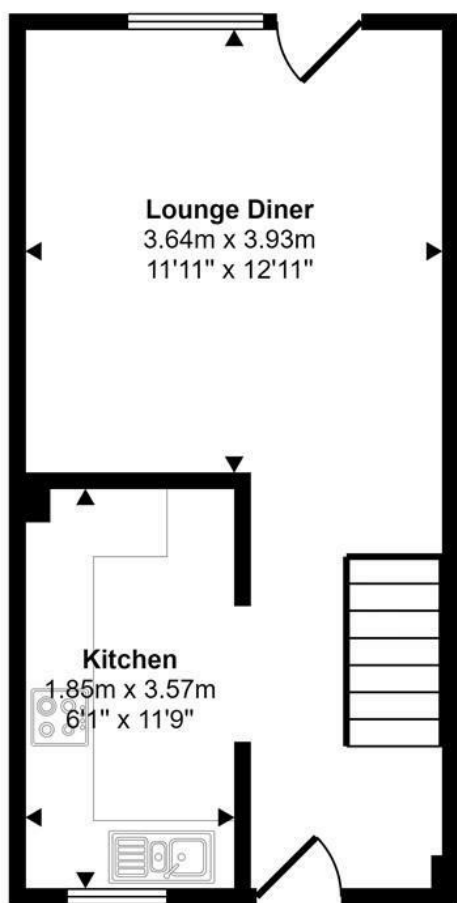


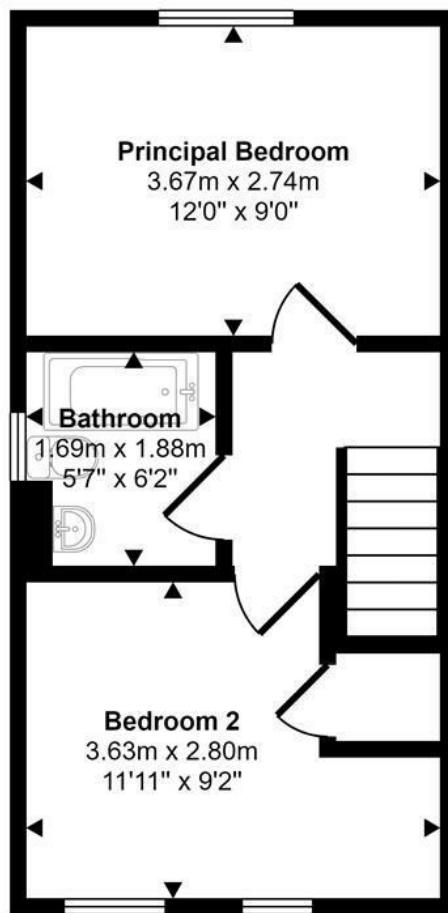


Lindley Close | Norwich | NR6
 Offers In Excess Of £225,000

Approx Gross Internal Area
 56 sq m / 605 sq ft



Ground Floor
 Approx 28 sq m / 301 sq ft



First Floor
 Approx 28 sq m / 304 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(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.

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 modern, two bedroom home. An ideal opportunity for any first time buyer, this property is situated within a quiet residential close in the sought after area of Old Catton.

The accommodation comprises; an entrance hall that opens into a modern kitchen and spacious lounge diner to the ground floor, The first floor offers two generous double bedrooms and a family bathroom. Externally, the frontage offers ample off road parking to the front, and a generous rear garden that allows for scope for extension (STPP). An internal viewing comes highly recommended to appreciate this home.

