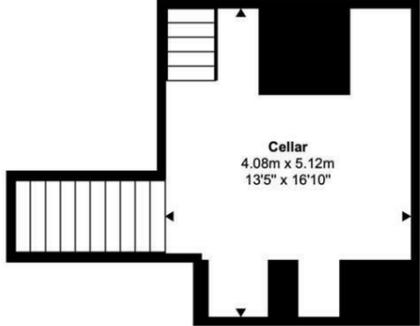




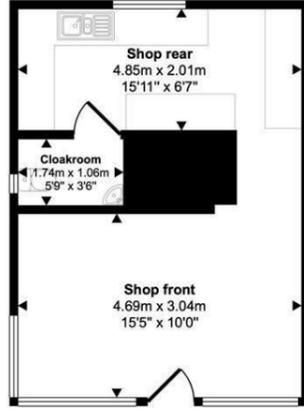
North Walsham | NR28  
 Guide £185,000-£225,000

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>		
(55-68) <b>D</b>		
(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	

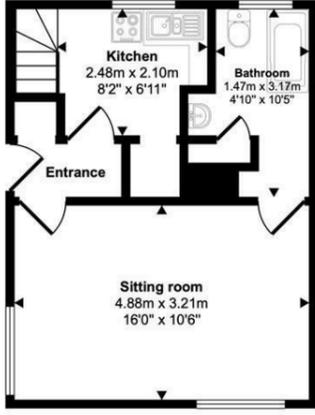
Approx Gross Internal Area  
 117 sq m / 1256 sq ft



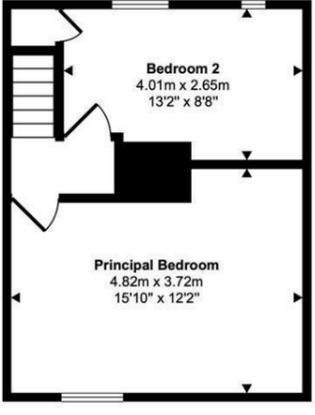
Cellar  
 Approx 23 sq m / 250 sq ft



Ground Floor  
 Approx 31 sq m / 330 sq ft



First Floor  
 Approx 32 sq m / 340 sq ft



Second Floor  
 Approx 31 sq m / 336 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.

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: £185,000 - £200,000\*\***

abbotFox presents this unique opportunity in a prominent position within the popular North Norfolk town of North Walsham.

The property comprises a shop complete with kitchen, WC and cellar with a two bedroom duplex apartment above with private access and an enclosed courtyard.

An ideal investment purchase or work from home opportunity.

