
abbotFox

Alan Avenue, Newton Flotman
Offers In Excess Of £190,000



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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie I **Branch Partner**









THE DETAIL___

abbotFox presents this ideal first time buy, which is being offered to the market with no onward chain.

Accommodation
neatly arranged over two floors, the ground floor offers an inviting entrance hall, spacious lounge and kitchen diner. The first floor offers two bedrooms, the principal bedroom is served by an en-suite shower room with the first floor completed by the family bathroom. Externally, the property offers two allocated parking spaces to the front of the property, with an enclosed private rear garden.

Location
Newton Flotman is a popular village that allows easy access to the A140 and into Norwich. With a variety of amenities including, primary school, church, doctors surgery, parks, village hall and a shop, this area is an ideal location for those looking to enjoy village living without compromising on convenience.

Buyers
Ideal as a first home, this chain free property offers an ideal opportunity for a buyer looking to make their own mark on a home. With a well-documented history as a rental, this would also suit an investor looking to add to their portfolio.

Our Agents View
"This is an excellent starter home in a great location. Perfect for a first time buyer, an internal viewing comes highly recommended."





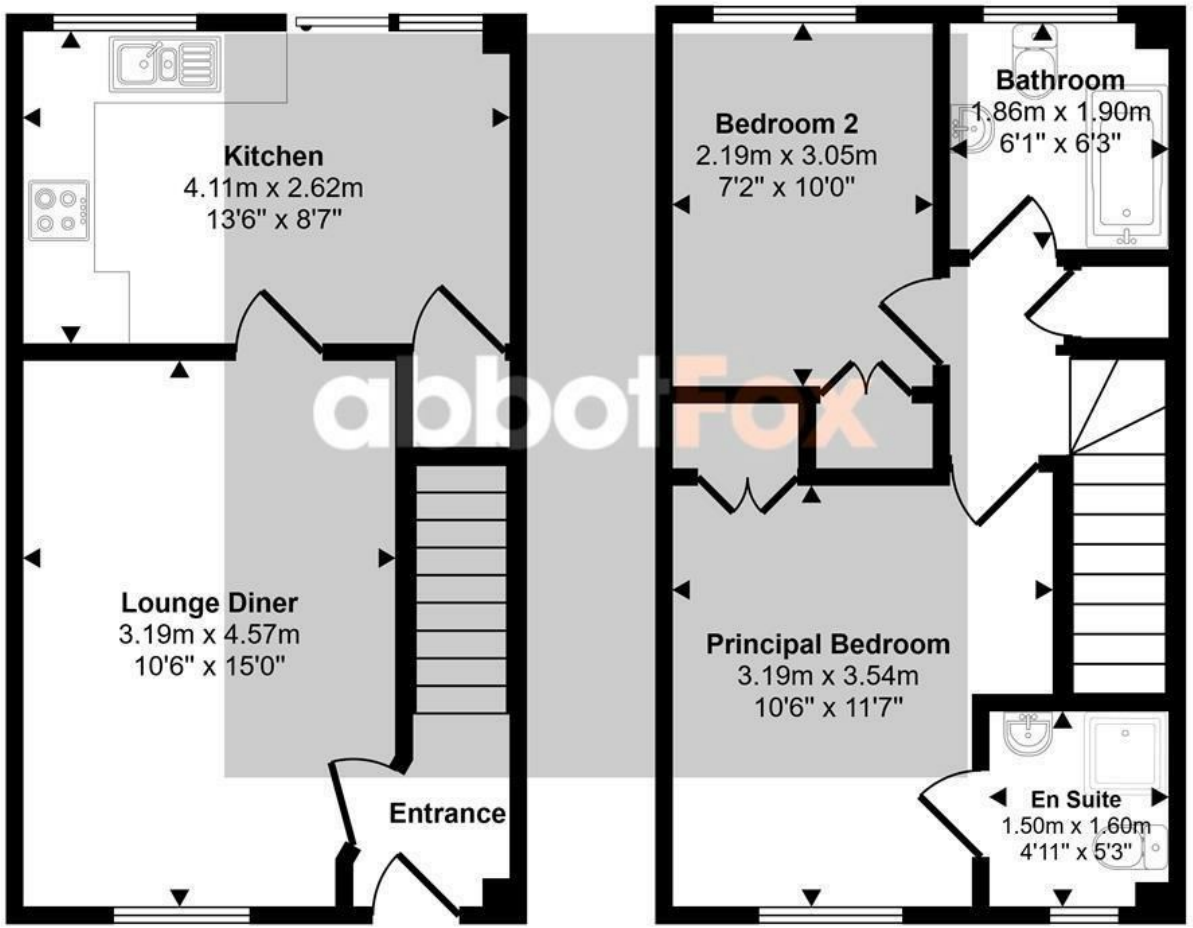




THE HIGHLIGHTS___

- No onward chain
- Ideal first home
- Two off road parking spaces
- Two bedrooms
- En-suite shower room & family bathroom
- Enclosed, private garden
- Village location
- Good road links to Norwich
- Spacious lounge & Kitchen diner
- Viewing advised

Approx Gross Internal Area
61 sq m / 657 sq ft



Ground Floor
Approx 30 sq m / 324 sq ft

First Floor
Approx 31 sq m / 333 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.

Let's talk
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EPC RATING - D

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