



**WALCOTT ROAD  
NORWICH, NR12 0EX**

**£400,000  
FREEHOLD**

This CHAIN FREE detached three-bedroom bungalow lies in a quiet residential area of the coastal village of Bacton. The property consists of three double bedrooms, ensuite to the master and family bathroom. Spacious lounge, kitchen diner, separate utility and conservatory. The property has a fully enclosed garden to the rear, driveway and garage.

**H**  
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Residential Sales & Lettings



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

**H**  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.