



TOTAL FLOOR AREA: 137.6 sq.m. (1481 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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

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.



Bathurst Road | Norwich | NR2
PCM £2,200 PCM



abbotFox presents***Student/Sharers Let*** This exclusive student property finished to high specification throughout. Set within the Sought after golden triangle, Well Presented Kitchen, Separate Lounge and Dinning room. The exterior offers a rear enclosed garden.

The property is conveniently located in a popular area served by a range of local amenities including local shops, all levels of schooling, public parks and riverside walks. There are regular bus services into the city of Norwich and the Norfolk and Norwich Hospital and easy access to the A47 Southern Bypass and A11.

