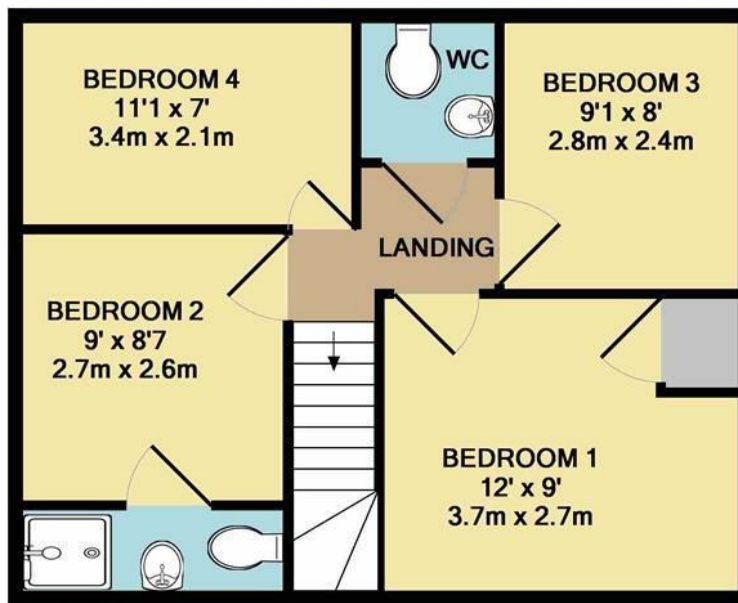


GROUND FLOOR  
APPROX. FLOOR  
AREA 734 SQ.FT.  
(68.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 450 SQ.FT.  
(41.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1185 SQ.FT. (110.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.



Ranworth Road | Norwich | NR5  
Guide Price £325,000



abbotFox presents this ready-to-go, fully compliant student house within a short walk of the University of East Anglia complete with tenants.

Six double bedrooms with beds, desks, wardrobes and various storage solutions included. The kitchen is newly installed and features two ovens and hobs. There is a good-sized lounge/communal area.

The property boasts off-road parking.

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.

Guide Price £325,000-£350,000

