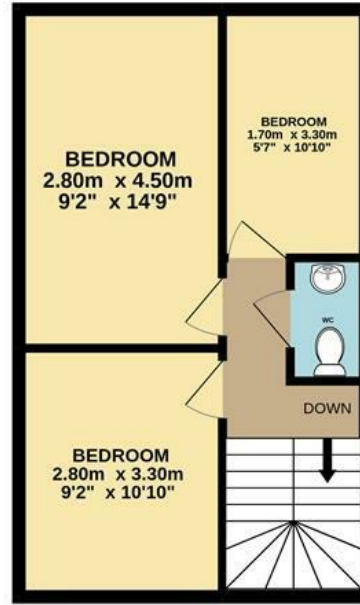


GROUND FLOOR
71.1 sq.m. (765 sq.ft.) approx.



1ST FLOOR
35.9 sq.m. (386 sq.ft.) approx.



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.

TOTAL FLOOR AREA: 107.0 sq.m. (1151 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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Barrett Road | Norwich | NR1
Guide Price £230,000



abbotFox presents this generous, extended family home. Located within easy reach of Norwich City Centre and allowing easy access to nearby amenities and countryside, this home is the perfect opportunity for any young family. With an inviting entrance hall, open plan lounge diner, with woodburning stove, extended kitchen diner and family bathroom to the ground floor, this first floor offers three comfortable bedrooms, independently accessed off the landing. Externally, the property benefits from both front and rear gardens, with the additional benefit of a spacious summer house / workshop to the rear. An internal viewing comes highly recommended.

