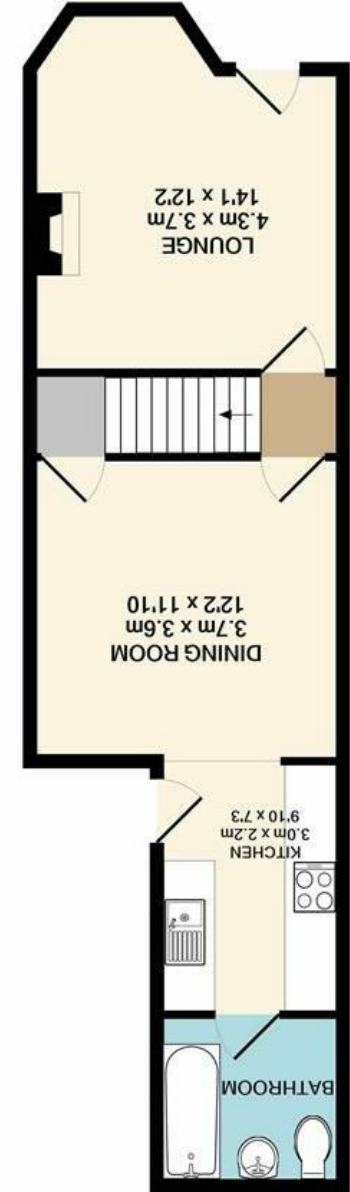
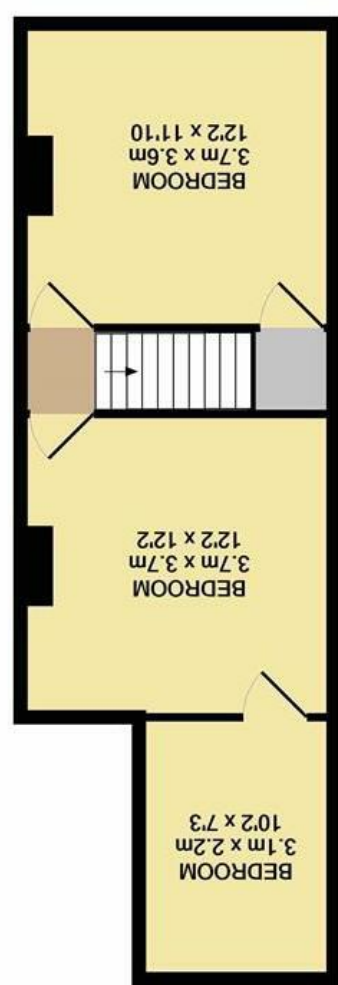


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such 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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GROUND FLOOR
 APPROX. FLOOR
 AREA 42.6 SQ.M.
 (459 SQ.FT.)



1ST FLOOR
 APPROX. FLOOR
 AREA 36.8 SQ.M.
 (396 SQ.FT.)



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.

England & Wales	
EU Directive 2002/91/EC	
Potential	Current
Very energy efficient - lower running costs	
A (81-91)	
B (69-80)	
C (55-68)	
D (39-54)	64
E (21-38)	
F (1-20)	
Not energy efficient - higher running costs	
G	65



Rosebery Road | Norwich | NR3
 Guide Price £210,000 - £220,000





abbotFox presents this stunning three bedroom bay fronted north city terrace on a popular tree-lined road off St Clements Hill.

Character is found throughout and includes exposed wooden floorboards, period fireplaces, decorative ceiling mouldings and original internal doors. The property features a modern, refitted kitchen, ground floor bathroom and generous non-bisected rear garden.

Early viewings advised. Vendors found.

Guide Price £210,000 - £220,000

