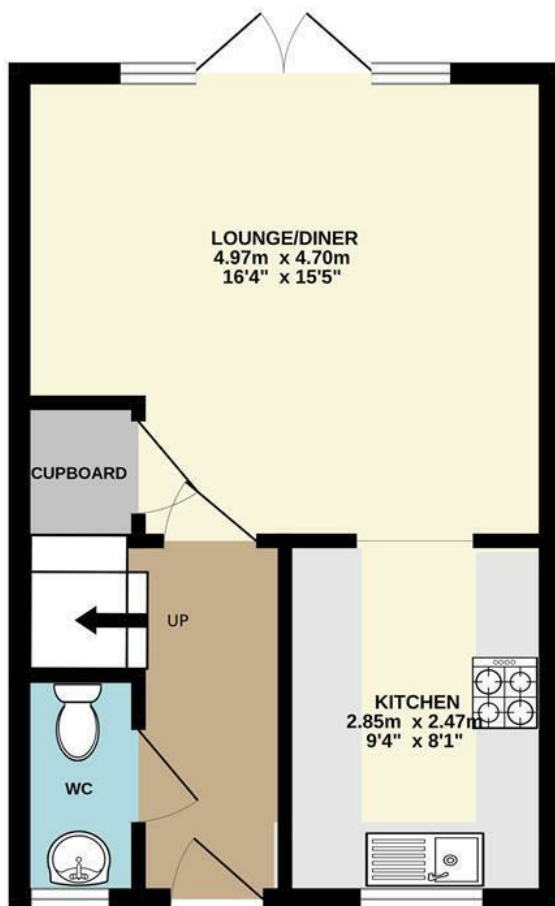




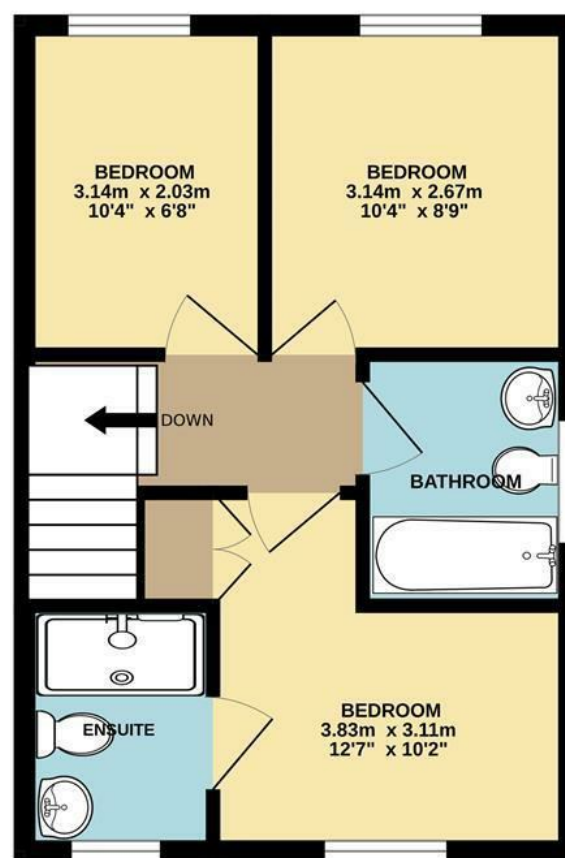
Freesia Way | Norwich | NR4
£280,000

abbotFox

GROUND FLOOR
29.7 sq.m. (320 sq.ft.) approx.



1ST FLOOR
30.5 sq.m. (329 sq.ft.) approx.



TOTAL FLOOR AREA : 60.2 sq.m. (648 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.



abbotFox presents this modern mid terraced house. Situated in the popular Roundhouse Park development in Cringleford, this home affords easy access to a wealth of local amenities, the Hospital and offers easy access to the A11.

The property itself sits within a prime position, affording a high degree of privacy to the rear. The accommodation is neatly arranged over two floors, with an inviting entrance hall, wc and spacious lounge diner which opens onto the kitchen to the ground floor. The first floor offers three bedrooms and a family bathroom accessed off the landing, with the principal bedroom offering an en-suite shower. Externally, the enclosed rear garden is mostly laid to lawn, with the property also offering a garage and off road parking.

An internal viewing comes highly recommended.

