



GROUND FLOOR
APPROX. FLOOR
AREA 31.4 SQ.M.
(338 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 31.4 SQ.M.
(338 SQ.FT.)

TOTAL APPROX. FLOOR AREA 62.8 SQ.M. (676 SQ.FT.)

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		
(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.



Sprowston Road | Norwich | NR3
Guide Price £195,000



abbotFox presents this charming terraced home, located within the popular NR3 postcode. With a wide variety of amenities within easy reach, this home offers an ideal opportunity for any first time buyer. With an open plan lounge diner, kitchen and cloakroom to the ground floor, the first floor offers, two double bedrooms and a bathroom to the first floor. Externally, the property benefits from both front and rear gardens, with an insulated summer house with power set within the private rear garden, This would make for an ideal play room or office space for those working from home. An internal viewing comes highly recommended to appreciate this opportunity.

