




Earlham Road | Norwich | NR2
£80,000

abbotFox

| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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 studio apartment, located within the popular Earlham House development in the heart of the Golden Triangle of Norwich. An ideal opportunity for any buy-to-let investor or for those looking for a convenient bolthole, this home demands an internal viewing.

The highly sought after Golden Triangle area of Norwich sits just to the west of the City Centre. Providing a wide range of amenities such as a Co-op, a Tesco Express, restaurants, takeaways and several parks. The NR2 area is also famed for its fantastic selection of public houses and a high number of local independent retailers. The vibrant City of Norwich is accessible by foot or a variety of regular bus routes are available including services to the City Centre, University of East Anglia, Norwich & Norfolk Hospital and many more making this location highly convenient for travelling in and around Norwich and the County of Norfolk.

