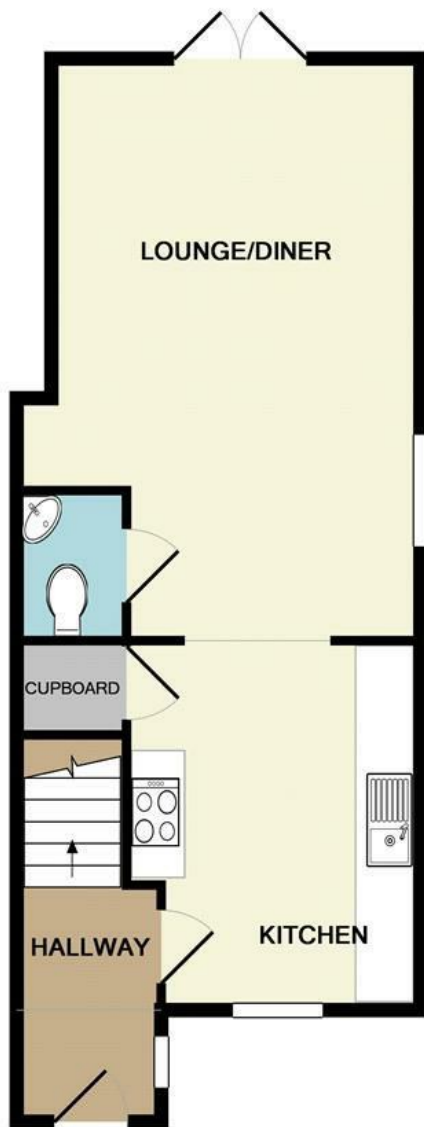


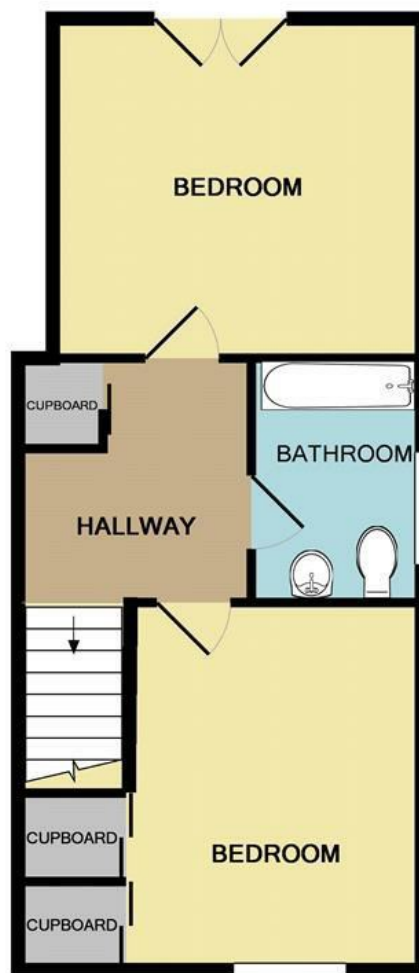


Lawson Road | Norwich | NR3
 Guide Price £265,000

abbotFox



GROUND FLOOR
 APPROX. FLOOR
 AREA 451 SQ.FT.
 (41.9 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 432 SQ.FT.
 (40.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 883 SQ.FT. (82.1 SQ.M.)

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.



abbotFox presents this modern end terraced house, set in the sought after NR3 postcode of Norwich. Occupying a prime position within easy reach of a wealth of local amenities, this home offers a convenience hard to match. Internally, the accommodation is neatly arranged to offer an inviting entrance hall, kitchen, lounge diner and cloakroom to the ground floor. The first floor offers two comfortable bedrooms and a family bathroom accessed off the spacious landing. Externally, the property allows for off road parking for two vehicles to the front, with a generous, enclosed private rear garden. An ideal opportunity for any first time buyer, and offered to the market with no onward chain, an internal viewing comes highly recommended.

GUIDE PRICE £265,000 - £275,000

