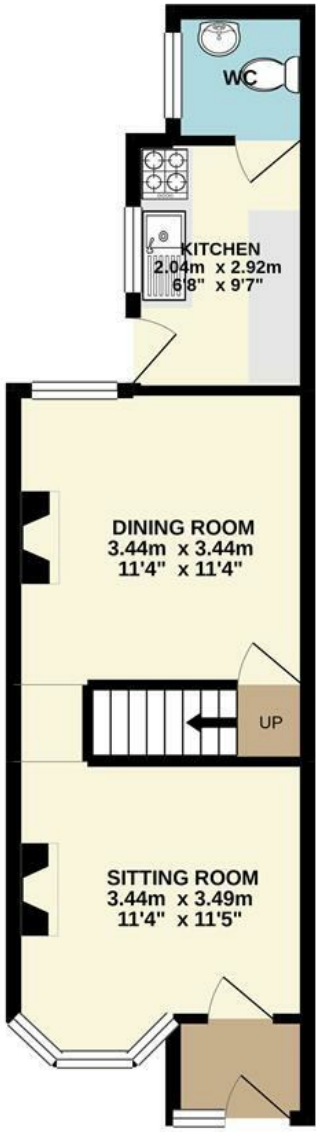
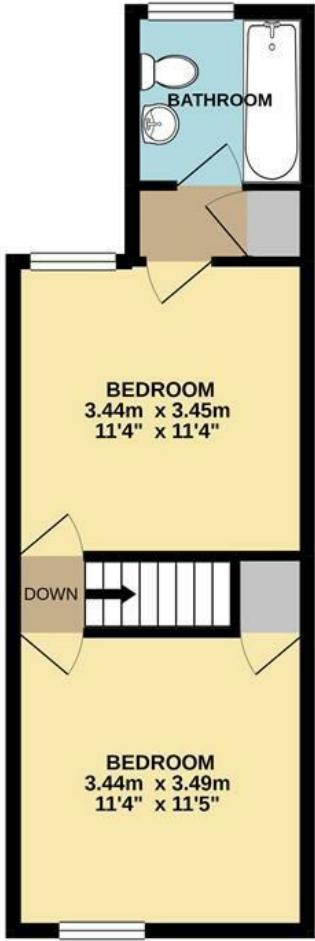


GROUND FLOOR
35.2 sq.m. (379 sq.ft.) approx.



1ST FLOOR
33.0 sq.m. (355 sq.ft.) approx.



TOTAL FLOOR AREA : 68.2 sq.m. (734 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.



Rosebery Road | Norwich | NR3
Offers In Excess Of £180,000



abbotFox presents this chain free, terraced home. Situated on a pretty, tree lined road in the popular NR3 postcode, this home offers an ideal opportunity for any buyer looking to make their own mark on a property. With accommodation comprising of an entrance porch, bay fronted lounge, dining room, kitchen and cloakroom to the ground floor, the first floor offers two generous double bedrooms and a bathroom. With the property offering a non-bisected rear garden, this home demands an internal viewing to appreciate the potential within.

