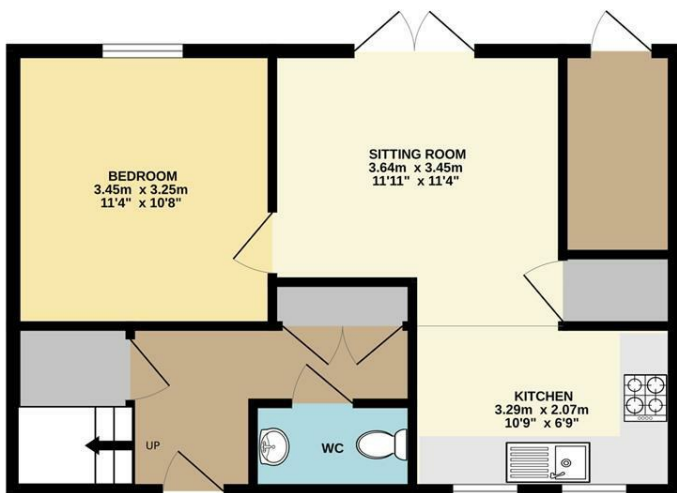




Skoner Road | Norwich | NR5
£220,000

abbotFox

GROUND FLOOR
45.7 sq.m. (492 sq.ft.) approx.



1ST FLOOR
44.8 sq.m. (482 sq.ft.) approx.



TOTAL FLOOR AREA: 90.5 sq.m. (974 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			87
(81-91) B			
(69-80) C		67	
(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 chain free home. Situated within easy reach of a wealth of local amenities, the University and the hospital, this spacious home offers a flexible layout, ideal for any young family or buy-to-let investor.

Accommodation comprises; entrance hall, cloakroom, lounge, kitchen and downstairs double bedroom, with three further generous bedrooms and a family bathroom to the first floor. Externally, the low maintenance, enclosed rear garden affords a high degree of privacy.

An internal viewing comes highly recommended,

