



Toftes Place | Norwich | NR5
 Guide Price £220,000

abbotFox

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	65	
(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 ideal first time buy or investment opportunity. Offered to the market with no onward chain, this three bedroom family home represents an ideal opportunity for any young family. Accommodation comprises; three bedrooms and a family bathroom to the first floor, with the ground floor offering an inviting entrance hall, lounge diner, kitchen and conservatory. An internal viewing comes highly recommended.

Situated to the west of Norwich in an area served by a range of amenities, including shopping centre, all levels of schools and close to the University of East Anglia and Norfolk and Norwich Hospital. There are also regular bus services into the city centre and easy access to the A47 and A11 providing good transport links to Cambridge and London.

