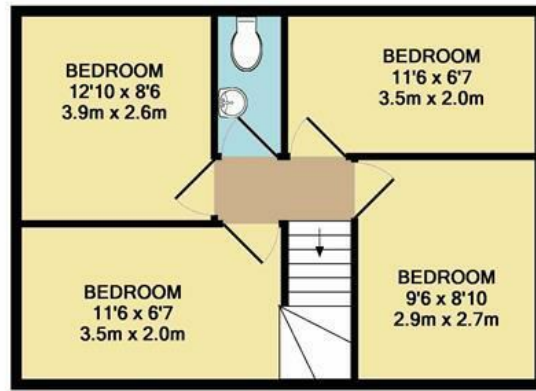


GROUND FLOOR  
APPROX. FLOOR  
AREA 613 SQ.FT.  
(56.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 394 SQ.FT.  
(36.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1007 SQ.FT. (93.5 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			84
(81-91) B			
(69-80) C		72	
(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.



Motum Road | Norwich | NR5  
Guide Price £275,000



abbotFox presents an extended six bedroom semi-detached house within close proximity to the UEA and N&N Hospital. The property features an entrance hall, sitting room, modern kitchen breakfast room, conservatory, two double bedrooms, shower room and bathroom on the ground floor. On the first floor, there are a further four generous bedrooms with fitted units. To the front, there is off road parking for 3/4 vehicles with an enclosed garden to the rear. Let for £1800 p/m the property will make a fantastic investment so we urge potential buyers to register their interest quickly.

The suburb of Earlham, which neighbours the University of East Anglia, sits just under a mile from the City Centre of Norwich. It boasts a wealth of amenities for its local residents including food shops and supermarkets, convenience stores, hairdressers, cafes, public houses and restaurants, takeaways, florists, car garages and recreational areas including the popular Earlham Park. Schooling for all ages is closeby from infant to junior, with secondary education available from City Academy Norwich. Regular bus services offer convenient access to Norwich City Centre where further connections to various destinations around Norfolk are available. To the east of the city, Norwich Train Station runs regular services to London Liverpool Street, Cambridge and the Norfolk Coast. To the north of the city, Norwich International Airport offer flights to a variety of domestic and international destinations.

