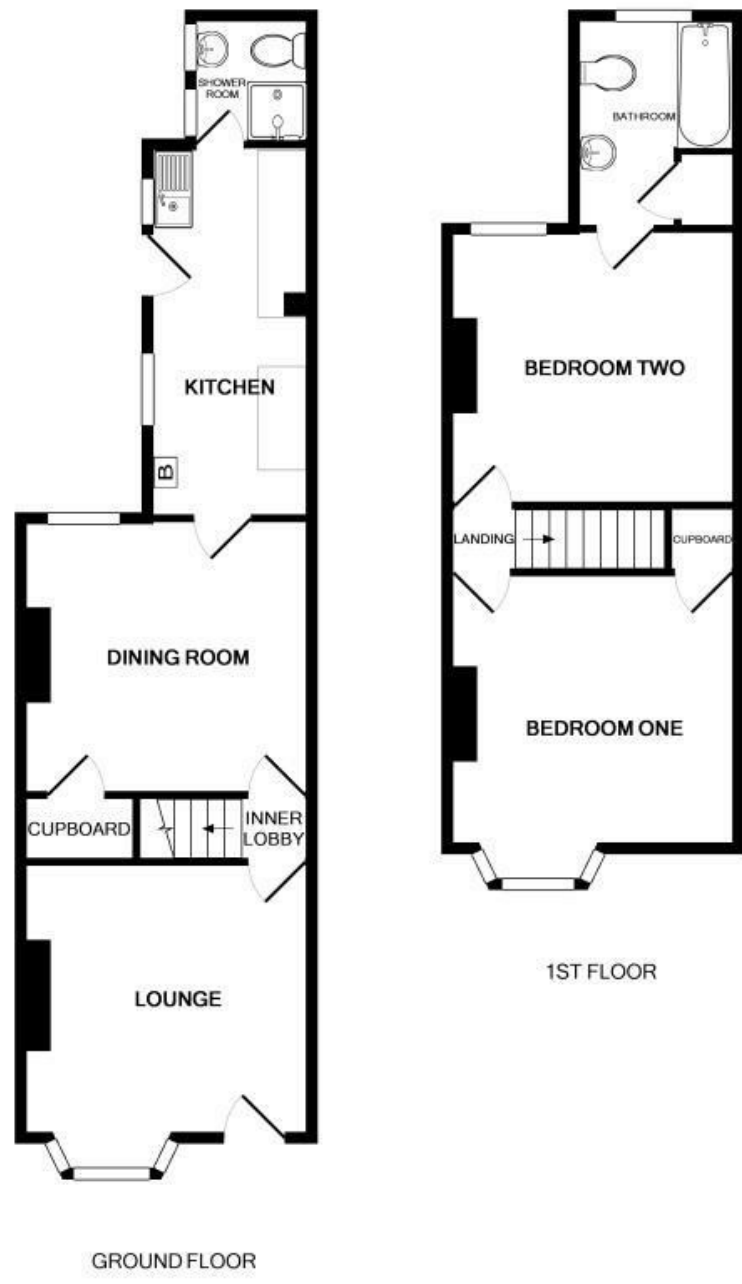


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.



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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Rosary Road | Norwich | NR1  
Guide £240,000



abbotFox presents this beautiful double bay fronted Victorian terrace home in the highly sought after Thorpe Hamlet.

Generously proportioned accommodation is arranged over two floors and comprises; sitting room, dining room, a good size kitchen and a ground floor shower room.

The first floor provides two double bedrooms, the principal bedroom featuring an en suite bathroom.

Stylish interiors accentuate the abundance of original features and there is a particularly attractive outlook to the rear, The garden has been well designed, is non bisected and provides a peaceful place to unwind.

The property is conveniently located for the train station, a number of well regarded public houses and the city centre.

Guide £240,000 - £250,000

