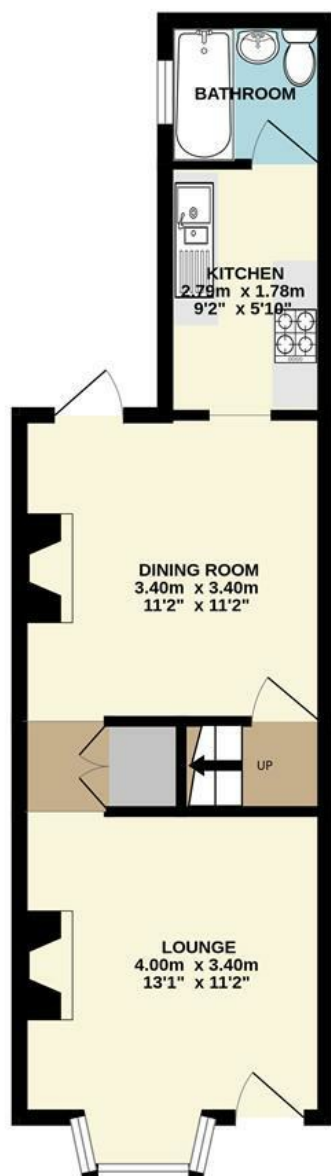




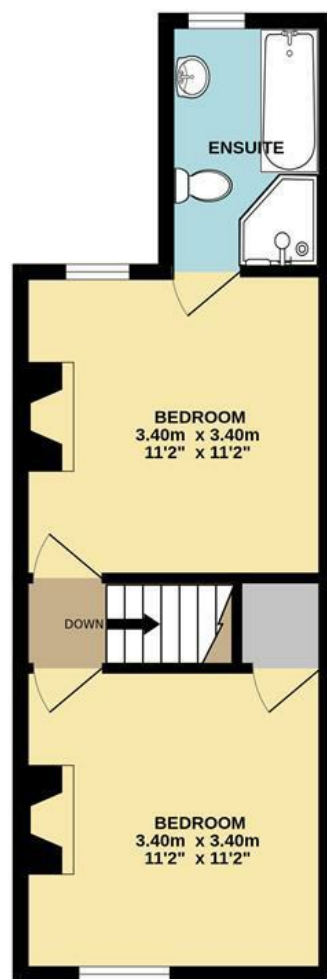
Beaconsfield Road | Norwich | NR3
 Guide Price £240,000

abbotFox

GROUND FLOOR
 34.0 sq.m. (366 sq.ft.) approx.



1ST FLOOR
 30.3 sq.m. (327 sq.ft.) approx.



TOTAL FLOOR AREA : 64.3 sq.m. (692 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			
(55-68) D		55	
(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 well maintained, bay-fronted, Victorian terraced home. Situated within the sought after NR3 postcode of Norwich, this home offers a high degree of convenience. With a wealth of local amenities, including schools, parks, cafe's, pubs and independent retailers within easy reach, this home also allows for easy access into Norwich City Centre.

The property itself retains a sense of character and charm throughout, whilst offering all you would want for modern living, with accommodation comprising; lounge, dining room, kitchen and bathroom to the ground floor with two generous double bedrooms and an additional bathroom to the first floor. Externally, the property also benefits from both front and rear gardens.

An ideal opportunity for any first time buyer, an internal viewing comes highly recommended,

Guide price £240,000 - £250,000

