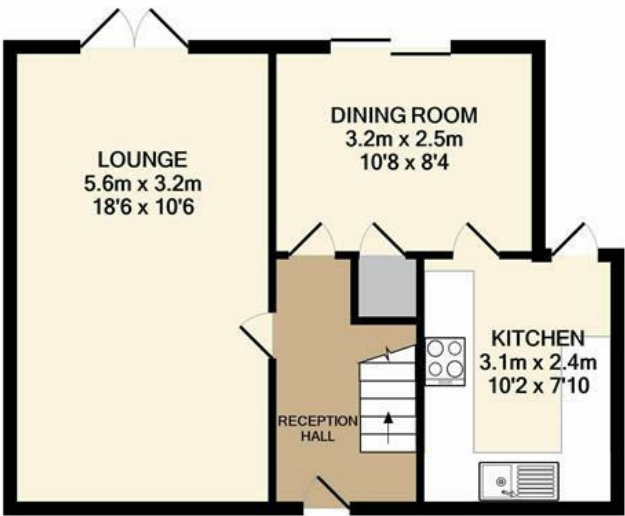
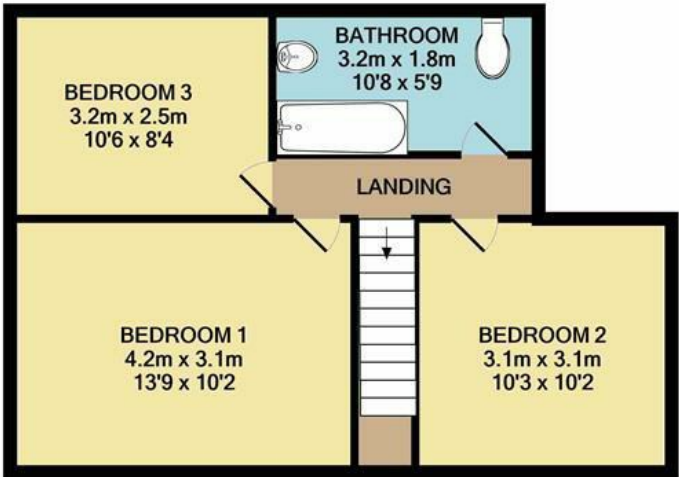




GROUND FLOOR



1ST FLOOR

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		
(81-91) B		
(69-80) C		
(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.



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Offers In Excess Of £210,000



abbotFox presents this spacious, over-passage terraced house. Situated within easy reach of a variety of local amenities, Norwich City Centre and allowing easy access to nearby countryside, this is the perfect opportunity for any first time buyer or young family. With the property occupying a generous plot, the rear garden affords a high degree of privacy and potential to extend (STPP). Internally, the accommodation comprises of an inviting entrance hall, generous lounge, separate dining room and kitchen to the ground floor. The first floor offers three double bedrooms and a family bathroom to the first floor. An internal viewing comes highly recommended.

