

abbotFox





Brunswick Road, Norwich  
*Offers In Excess Of £375,000*

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**









## THE DETAIL\_\_\_\_\_

abbotFox presents this chain free, modern townhouse, which is set in a sought-after position within easy reach of all the Golden Triangle and Norwich City Centre has to offer.

### Accommodation

Neatly arranged over three floors, this home offers a flexible layout, ideal for any buyer looking to enjoy City living. The ground floor comprises; entrance hall, cloakroom, kitchen and lounge diner which offers access to the enclosed private gardens. The first floor offers two comfortable bedrooms serviced by the family bathroom. The top floor offers a private retreat, with the principal bedroom and en-suite shower room. The property further benefits from an en-bloc garage with parking in front.

### Location

Brunswick Road is set on the borders of the Golden Triangle and Norwich City Centre, allowing this home to benefit from a wealth of amenities that is hard to match, whilst sitting in a popular residential area. Independent shops, pubs, cafe's, bars, restaurants, parks and schooling for all ages are set within easy reach, alongside larger chain stores based in the City Centre.

### Our Agents View

"Brunswick Road remains one of Norwich's most desirable addresses, combining the character and community feel of the Golden Triangle with excellent access to the city centre. The three-storey layout offers fantastic flexibility, making this a home that appeals to a wide range of buyers."



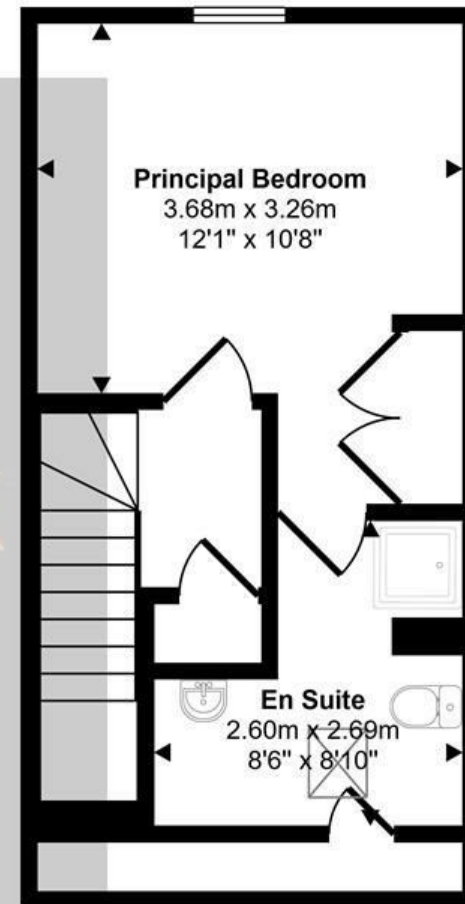
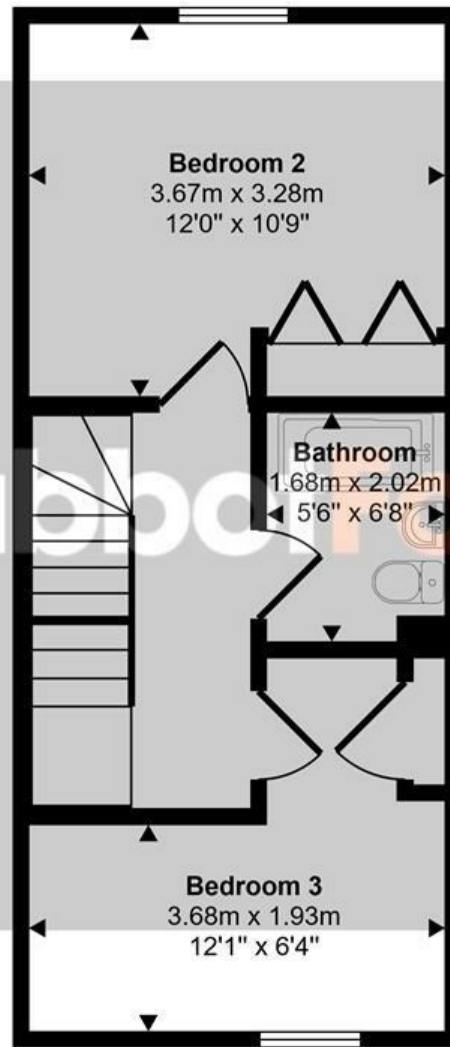
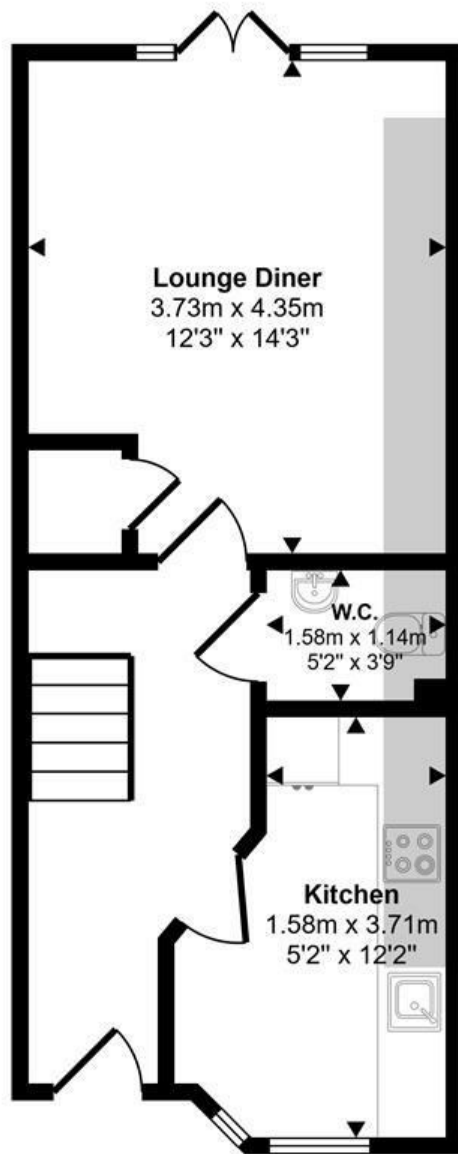






## THE HIGHLIGHTS\_\_

- Three storey, three bedroom townhouse
- Spacious living accommodation
- Garage and off-road parking
- Private gardens
- Convenient location
- No onward chain
- Viewing advised



*Let's talk*

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox 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 purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.