


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.



Wherry Road | Norwich | NR1
Offers In Excess Of £185,000

The logo for AbbotFox, featuring the word 'abbot' in white and 'Fox' in orange, set against a dark blue square background.

abbotFox presents this first floor, purpose built apartment. Situated within easy reach of Norwich City Centre, the Train Station and a wealth of amenities at the popular Riverside development, this is an ideal opportunity for any first time buyer or buy-to-let investor. Accommodation comprises; entrance hall, lounge diner, kitchen, two double bedrooms and a bathroom, with the property also offering secure, allocated parking and a private terrace. An internal viewing comes highly recommended.