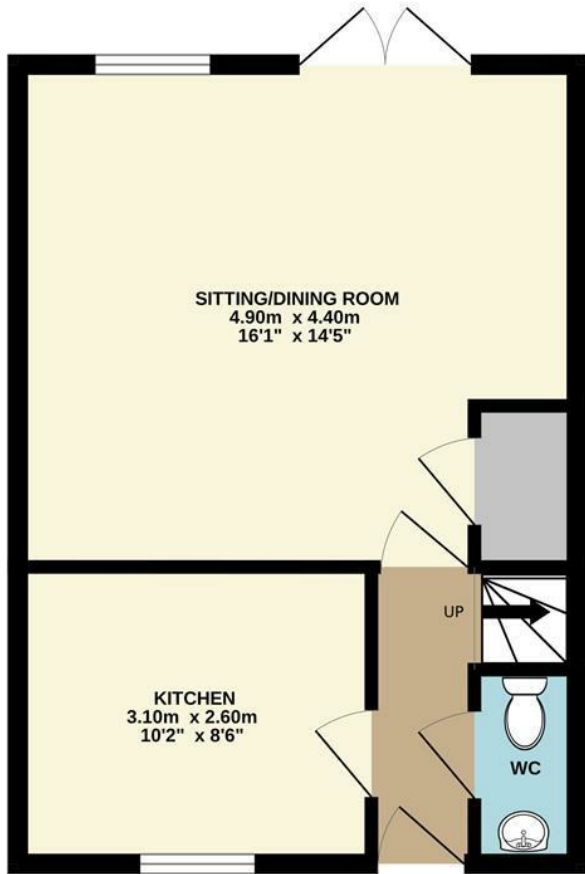
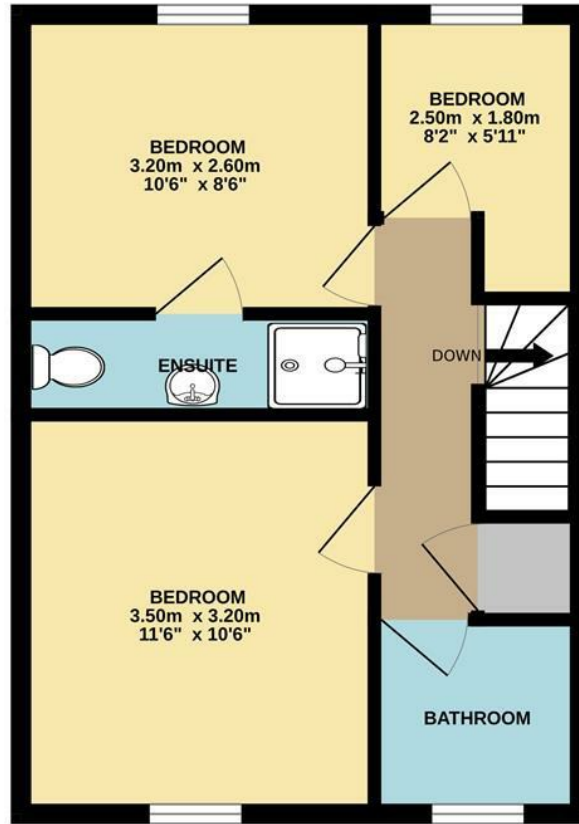


GROUND FLOOR
73.8 sq.m. (794 sq.ft.) approx.



1ST FLOOR
72.8 sq.m. (784 sq.ft.) approx.



TOTAL FLOOR AREA : 146.6 sq.m. (1578 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			
(81-91) B		87	89
(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.



Wellesley Avenue North | Norwich | NR1
 Guide Price £260,000



abbotFox are pleased to offer for sale this modern, three bedroom mid-terrace house, located east of Norwich within walking distance of Norwich city centre, the train station, school and doctors surgery. This modern home offers spacious accommodation comprising of an entrance hall, cloakroom, kitchen, lounge with French doors to garden. To the first floor there is a main bedroom with en suite, two further bedrooms and a family bathroom. To the front of the property there is parking for two vehicles and to the rear of the property there is a private garden which is mainly laid to lawn. The property would make a fantastic starter home or BTL investment and viewing is essential to appreciate the accommodation offered.

PLEASE NOTE: The photos used are historic and the property is currently tenanted. Viewings by pre-arranged appointment only.

