



GROUND 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		55	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Marion Road | Norwich | NR1
Offers In Excess Of £200,000



abbotFox presents this charming terraced home located within the popular residential location of Thorpe Hamlet. Offering two double bedrooms and a "box-style" third bedroom to the first floor. The ground floor offers an entrance porch, lounge, dining room, re-fitted kitchen and family bathroom. With enclosed, front and rear gardens, this is a prime opportunity for any first time buyer or investor. An internal viewing comes highly recommended.

