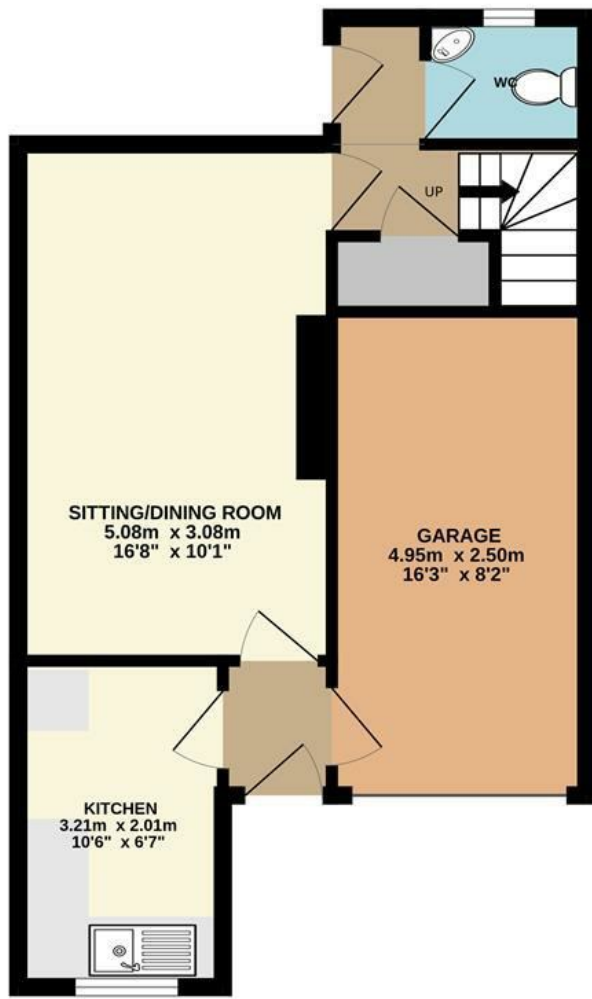
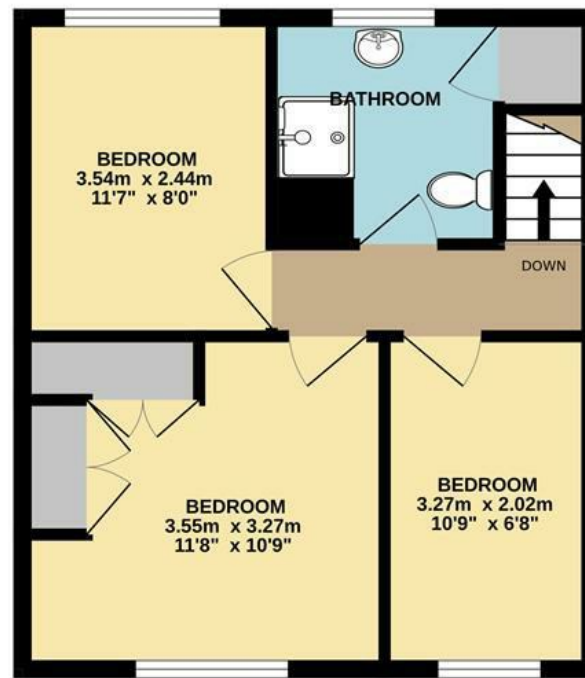


GROUND FLOOR  
42.1 sq.m. (453 sq.ft.) approx.



1ST FLOOR  
35.2 sq.m. (379 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		56	
(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.

TOTAL FLOOR AREA : 77.3 sq.m. (832 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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Chatham Street | Norwich | NR3  
Guide Price £285,000



abbotFox presents this generous, three bedroom end terraced home. Situated within a short walk of Norwich City Centre, this is an ideal opportunity for any young family or professional couple. Occupying a spacious plot with ample off road parking to the front, with integral garage, the rear garden affords a high degree of privacy. Internally, the accommodation comprises; entrance hall, lounge diner, and cloakroom to the ground floor, with three comfortable bedrooms and a family bathroom to the first floor. An internal viewing comes highly recommended to appreciate this home.

Internal photography and floorplans to follow.

