



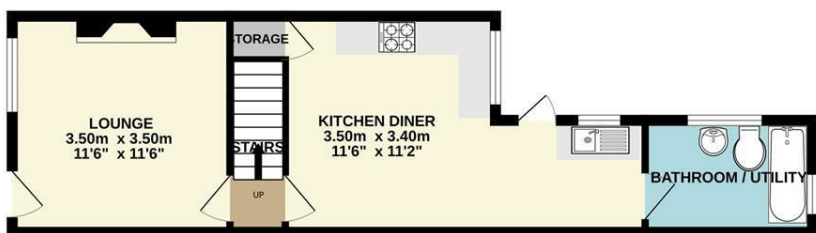
Junction Road | Norwich | NR3
Offers In Excess Of £230,000

abbotFox

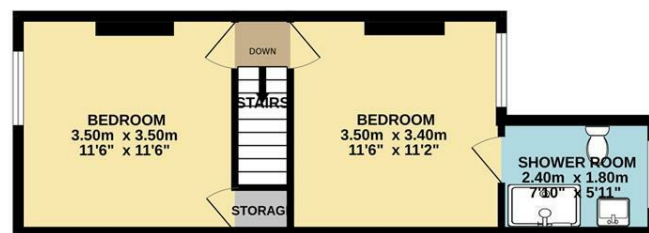
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
		79
	57	
England & Wales		EU Directive 2002/91/EC

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.

GROUND FLOOR
36.7 sq.m. (395 sq.ft.) approx.



1ST FLOOR
31.8 sq.m. (342 sq.ft.) approx.



TOTAL FLOOR AREA : 68.5 sq.m. (737 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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abbotFox presents this refurbished terraced home. Situated within the popular NR3 area of Norwich, this home offers easy access to a wealth of local amenities, including, shops, parks, schools, bars and restaurants and is also set within walking distance of Norwich City Centre.

The property itself has undergone a meticulous programme of refurbishments and improvements by the current owner to offer a bright and stylish finish throughout. The accommodation comprises; lounge, kitchen diner and bathroom / utility to the ground floor, with the first floor offering two double bedrooms and a shower room. Externally, the rear garden affords a high degree of privacy. An ideal opportunity for any first time buyer, an internal viewing comes highly recommended.

