

abbotFox

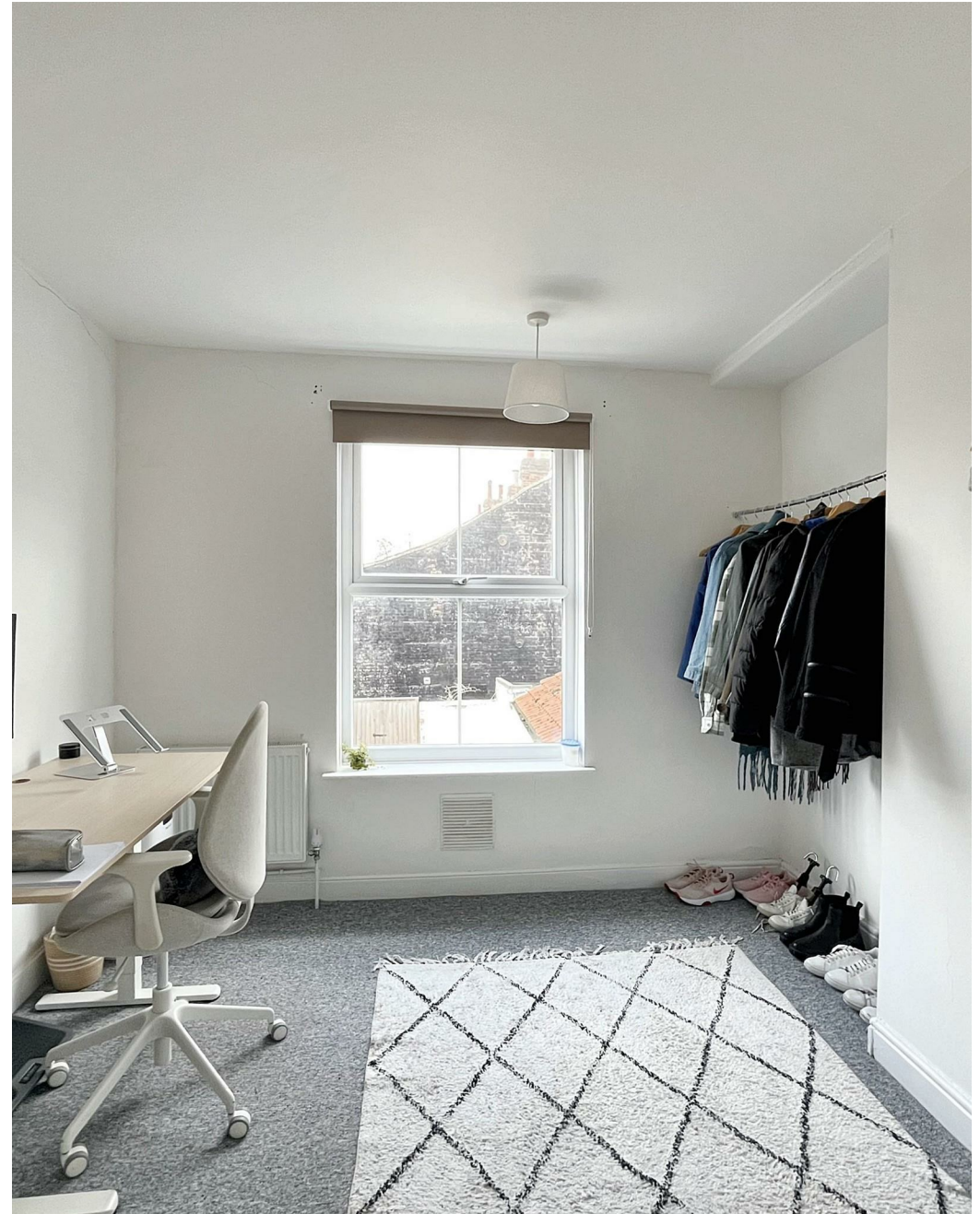


Heigham Road, Norwich  
*Offers In Excess Of £300,000*

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







## THE DETAIL \_\_\_\_\_

abbotFox presents this chain free, hall entranced terraced house. Situated on the edges of the Golden Triangle, this home has been well maintained throughout and offers an ideal home for any buyer looking to enjoy the convenience of City living.

The accommodation on offer comprises; entrance hall, lounge, kitchen diner and utility room to the ground floor, the first floor offers three bedrooms and a family bathroom to the first floor. The property also benefits from a cellar. Externally, the frontage provides off road parking, whilst the enclosed rear garden affords a high degree of privacy.

An internal viewing comes highly recommended.







## THE HIGHLIGHTS \_\_\_\_\_

- No onward chain
- Hall entranced terrace house
- Off road parking
- Three beds and bathroom off landing
- Cellar
- Enclosed private gardens

Approx Gross Internal Area  
96 sq m / 1030 sq ft



Lower Ground Floor  
Approx 7 sq m / 75 sq ft

Ground Floor  
Approx 48 sq m / 519 sq ft

First Floor  
Approx 41 sq m / 436 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

*Let's talk*

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox 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 purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.