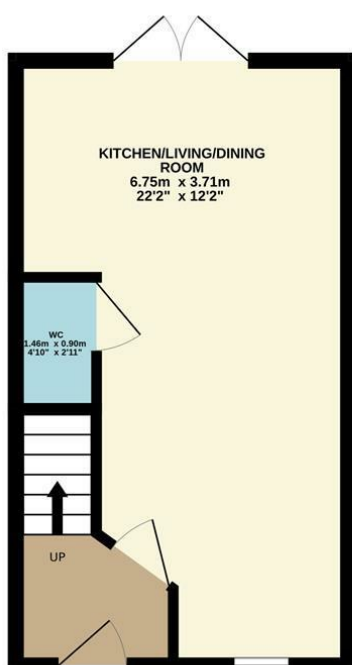


Energy Efficiency Rating

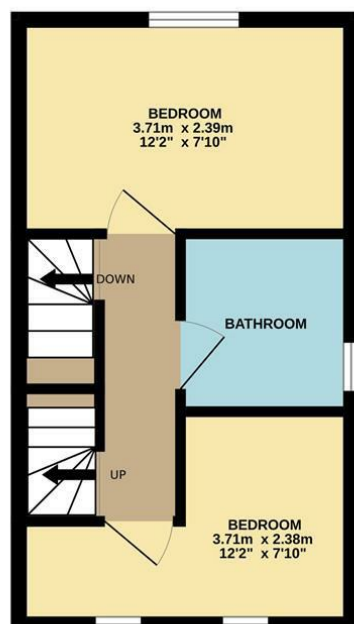
| | Current | Potential |
|---|---------|-------------------------|
| Very energy efficient - lower running costs | | 96 |
| (92 plus) A | | |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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.

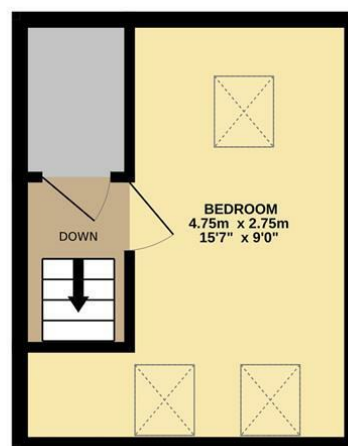
GROUND FLOOR
25.0 sq.m. (270 sq.ft.) approx.



1ST FLOOR
25.0 sq.m. (270 sq.ft.) approx.



2ND FLOOR
17.6 sq.m. (190 sq.ft.) approx.



TOTAL FLOOR AREA : 67.7 sq.m. (729 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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Nuthatch Road | Norwich | NR7
Guide Price £270,000



abbotFox presents this stylish, three bedroom townhouse. Situated within the popular residential area of Sprowston on the edge of the development, next to a beautiful woodland area, this is an ideal opportunity for any young family, and affords easy access to a wealth of local amenities. Accommodation is spread over three floors, with the ground floor comprising; entrance hall, cloakroom, open plan lounge diner and kitchen. The first floor offers a spacious double bedroom, family bathroom and additional bedroom. The top floor offers a master bedroom with stunning view of the nearby woodland. Externally, the generous plot, offers a lawned garden and patio area. The property also benefits from off road parking to the side for several cars.

