



Notridge Road | Norwich | NR5  
Guide Price £270,000

abbotFox

GROUND FLOOR  
62.3 sq.m. (671 sq.ft.) approx.

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**KITCHEN**  
3.26m x 2.47m  
10'8" x 8'1"

**LIVING/DINING ROOM**  
6.12m x 3.98m  
20'1" x 13'1"

**SHOWER ROOM**

**BEDROOM**  
4.49m x 2.86m  
14'9" x 9'5"

**BEDROOM**  
3.10m x 2.86m  
10'2" x 9'4"

**BEDROOM**  
3.57m x 2.84m  
11'9" x 9'4"

1ST FLOOR  
43.3 sq.m. (466 sq.ft.) approx.

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43.3 sq.m. (466 sq.ft.) approx.

**BEDROOM**  
3.18m x 2.82m  
10'5" x 9'3"

**BEDROOM**  
3.50m x 2.82m  
11'6" x 9'3"

**BEDROOM**  
3.10m x 2.86m  
10'2" x 9'4"

**BATHROOM**

TOTAL FLOOR AREA: 105.6 sq.m. (1137 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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**Energy Efficiency Rating**

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.



abbotFox presents this extended mid terraced house. Offering five double bedrooms, this home represents an ideal opportunity for any buy-to-let investor and has been successfully run as a student let for many years by the current owners. Accommodation comprises; entrance hall, lounge diner, kitchen, shower room and two double bedrooms to the ground floor, with three further double bedrooms and a family bathroom to the first floor. Externally, the property offers an enclosed rear garden with off road parking to the rear. Situated within easy reach of a wealth of local amenities, the university and the hospital, this property would also suit a young family looking for space. An internal viewing comes highly recommended.

