



Rosebery Road | Norwich | NR3
Guide Price £240,000



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			84
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		62	
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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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 spacious over-passage terraced house. Situated on a desirable road within the ever popular NR3 area of Norwich. Offered to the market with no onward chain, and benefitting from being freshly re-decorated, this home represents an ideal opportunity for any first time buyer. Accommodation is neatly arranged over two floors, and comprises; sitting room, dining room, kitchen and utility cloakroom to the ground floor, with two generous double bedrooms, dressing room and shower room to the first floor. Externally, the property benefits from a private rear garden. An internal viewing comes highly recommended.

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