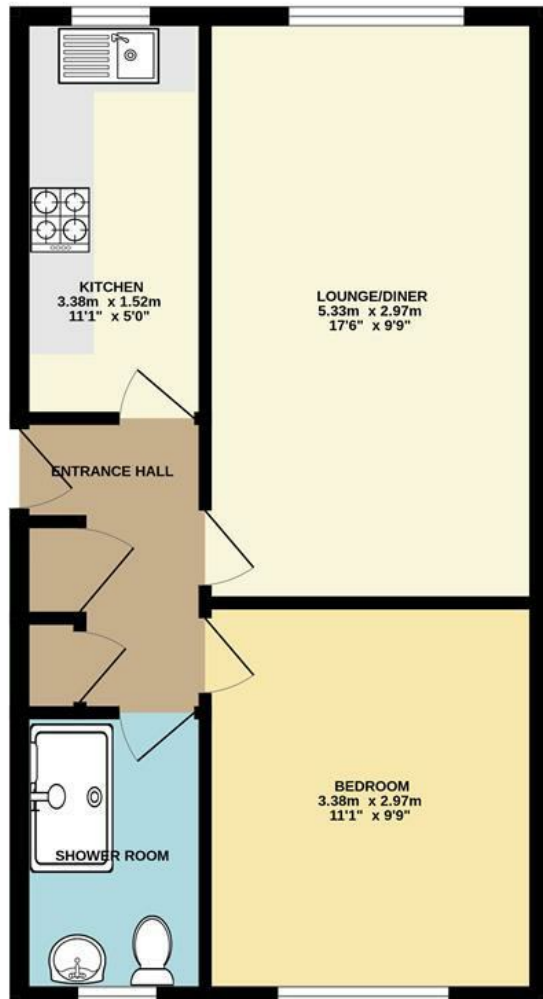




Roseville Close | Norwich | NR1
 Guide Price £130,000

abbotFox

GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	78
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.

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 bright and stylish, one bedroom apartment. Set in the popular area of Thorpe Hamlet, within easy reach of Norwich City Centre, the train station and a wealth of local amenities, this home has been exceptionally well maintained by the current owner.

The accommodation comprises; entrance hall, generous lounge diner, kitchen, double bedroom and shower room. The property further benefits from a garage. An ideal opportunity for any first time buyer or buy-to-let investor, an internal viewing comes highly recommended.

GUIDE PRICE £130,000 - £140,000

Agents Note:

We have been informed the current owner is proceeding with a lease extension, which should be completed by May 2024. For further information please contact the sales team.

