

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

Nasmith Road | Norwich | NR4
Offers In Excess Of £280,000

The logo for AbbotFox, featuring the word 'abbot' in a dark blue font and 'Fox' in a bold, orange font, set against a dark blue square background.

abbotFox presents this ideal investment opportunity. Ideally situated within easy reach of the University and finished to a high standard, this semi-detached home offers three bedrooms to the first floor along with a family bathroom and WC. The ground floor offers, an inviting entrance hall, lounge diner and kitchen breakfast room. Externally, the frontage offers ample off road parking, with a generous rear garden, offering space for extension (STPP). An internal viewing comes highly recommended.