



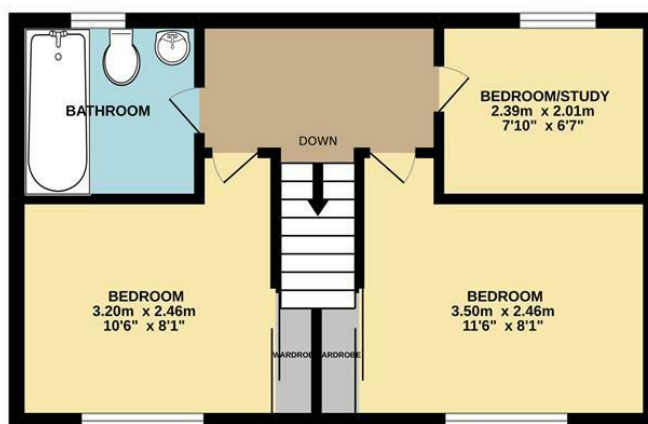
Holworthy Road | Norwich | NR5  
Offers In Excess Of £240,000

abbotFox

GROUND FLOOR  
42.1 sq.m. (453 sq.ft.) approx.



1ST FLOOR  
32.2 sq.m. (347 sq.ft.) approx.



TOTAL FLOOR AREA : 74.4 sq.m. (801 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.  
Made with Metropix ©2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		67	
(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.



abbotFox presents this well-maintained, semi-detached house. Occupying a prime position within a quiet residential close, this property is ideally situated within easy reach of a wealth of local amenities, and also offers good public transport links to the nearby University, Hospital and Norwich City Centre. The property provides ample off-road parking to the side, with a secluded, front and rear garden with access to the garage. An enclosed, private garden is set to the rear. Internally, the accommodation comprises; an entrance porch, lounge, kitchen breakfast room and conservatory to the ground floor, with three bedrooms and a family bathroom on the first floor. An ideal opportunity for any first-time buyer, or buy-to-let investor, an internal viewing comes highly recommended.

