



abbotFox

Dereham Road, Norwich, NR5
Guide Price £130,000 - £140,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







THE DETAIL _____

abbotFox presents this chain free ground floor apartment, ideally positioned within easy reach of the University of East Anglia and Norwich City Centre.

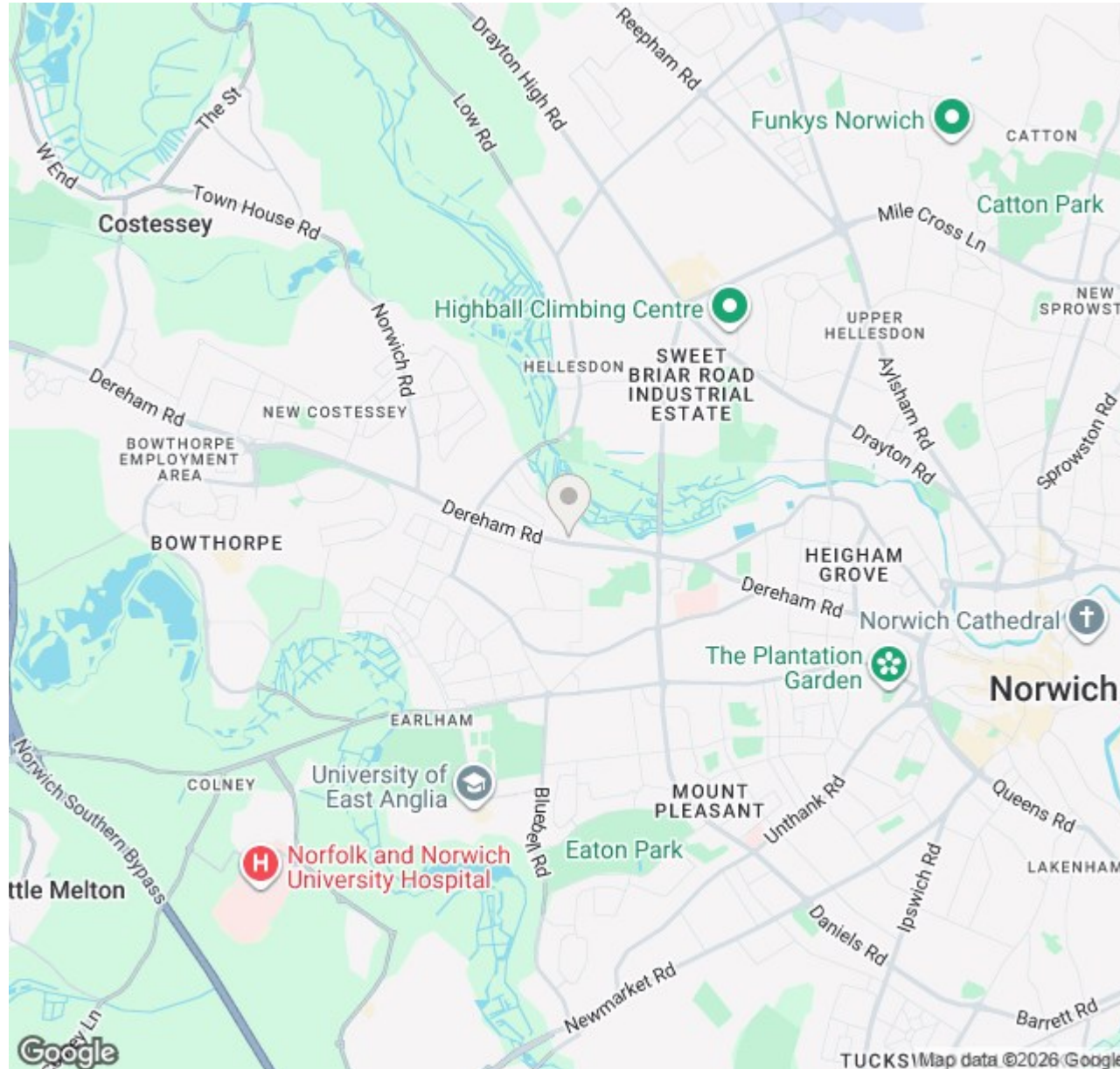
This beautifully refurbished home offers well proportioned accommodation throughout, comprising a welcoming entrance hall, a generous lounge, a well appointed kitchen, two comfortable double bedrooms, and a contemporary family bathroom. Further benefits include a secure brick-built storage unit and the advantage of recent refurbishment, ensuring the property is ready for immediate occupation.

Situated close to a wide range of local amenities and offering excellent transport links, this property represents an ideal opportunity for first time buyers and buy to let investors alike. An internal viewing is highly recommended to fully appreciate the quality and convenience on offer.

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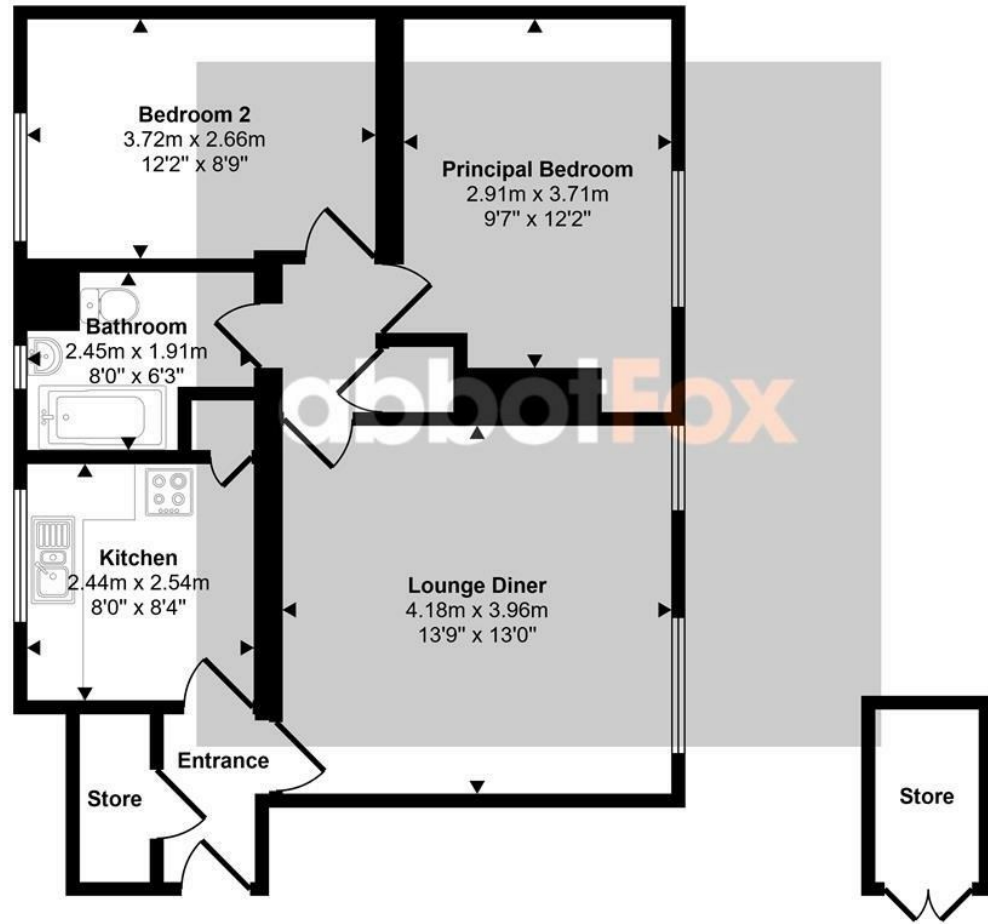




THE HIGHLIGHTS _____

- Guide Price £130,000 - £140,000
- Ground floor apartment
- Two double bedrooms
- Generous living accommodation
- Secure, external store
- Easy access to City Centre
- Close to local amenities
- No onward chain
- Ideal first purchase or buy to let
- Viewing advised

Approx Gross Internal Area
61 sq m / 658 sq ft



Floorplan
Approx 59 sq m / 636 sq ft

Store
Approx 2 sq m / 22 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Let's talk

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EPC RATING - D

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