



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

abbotFox



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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 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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