



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			
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.



Nelson Street | Norwich | NR2
Guide Price £275,000



abbotFox presents this generous, hall entranced, end terraced house. Located within the popular NR2 postcode that affords easy access to a variety of local amenities and Norwich City Centre. With accommodation over three floors, this home offers three generous double bedrooms and a bathroom all independently accessed. The ground floor offers an inviting entrance hall, spacious lounge diner, extended kitchen, utility cloakroom and conservatory to the rear. The mature gardens set to the rear of the property offer a surprising degree of privacy with the additional benefit of a summer house, which could be utilised as an office space. An ideal home for any young family, an internal viewing comes highly recommended.

Guide price £275,000 - £290,000

