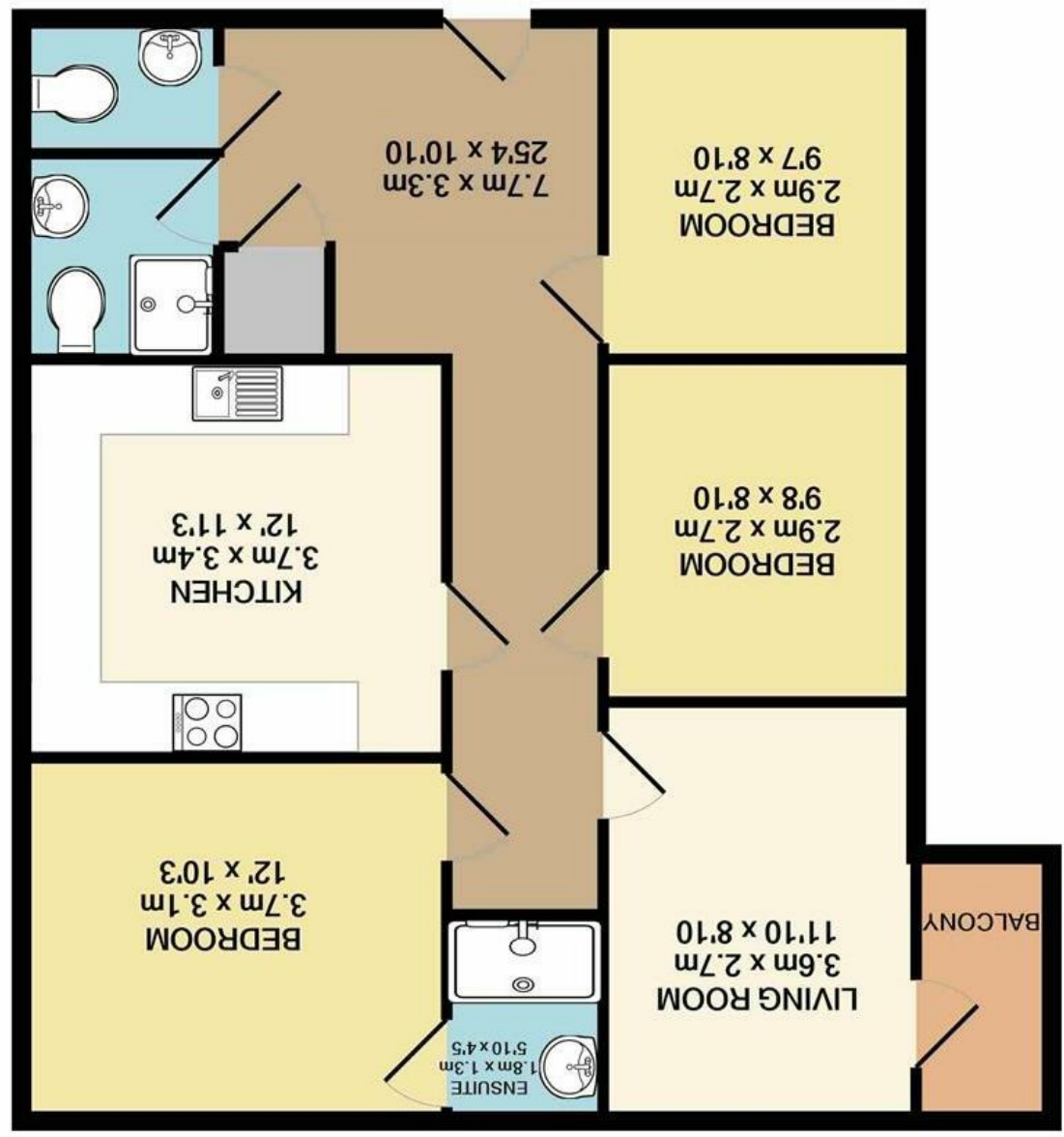


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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  
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TOTAL APPROX. FLOOR AREA 75.6 SQ.M. (814 SQ.FT.)



Energy Efficiency Rating

Potential	Current
82	78

England & Wales  
 EU Directive 2002/91/EC

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 (1-20)

Not energy efficient - higher running costs

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.



Upton Road | Norwich | NR4  
 Asking Price £190,000





abbotFox presents a fantastically positioned apartment, close to the University and the Norfolk and Norwich hospital. The property features a spacious sitting room, integral kitchen, shower room, WC and three generous bedrooms with master en suite shower. The exterior offers communal gardens and allocated parking.

The highly sought after NR2 area of Norwich sits just to the west of the City Centre and is often referred to as 'The Golden Triangle' due to its high desirability. Providing a wide range of amenities such as a Co-op, a Tesco Express, restaurants, takeaways and several parks. The NR2 area is also famed for its fantastic selection of public houses and a high number of local independent retailers. The vibrant city of Norwich is accessible by foot or a variety of regular bus routes are available including services to the City Centre, University of East Anglia, Norwich & Norfolk Hospital, Attleborough and many more making this location highly convenient for travelling in and around Norwich and the County of Norfolk.

