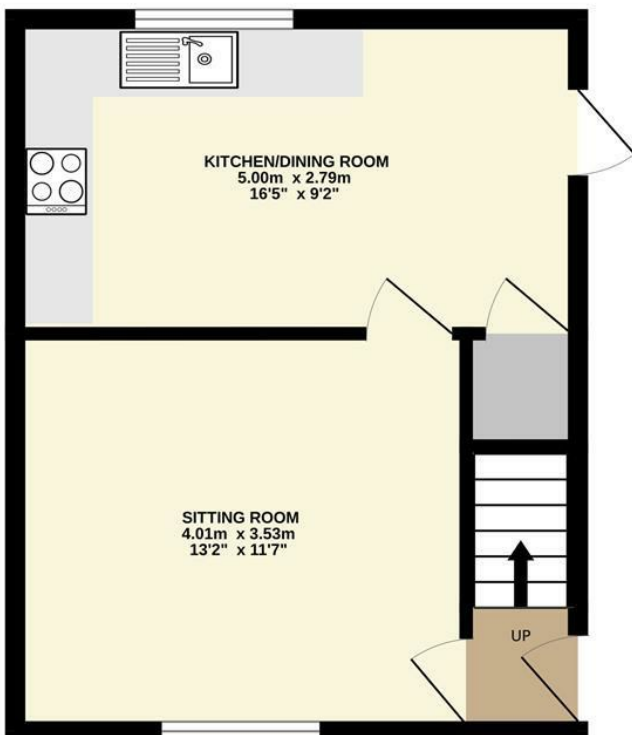




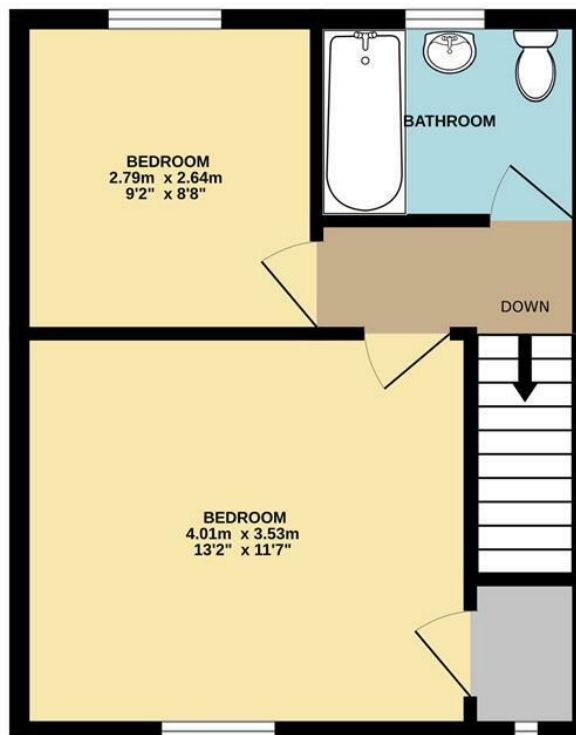
Oulton Road | Norwich | NR6
 Guide £195,000

abbotFox

GROUND FLOOR
 31.6 sq.m. (341 sq.ft.) approx.



1ST FLOOR
 31.6 sq.m. (341 sq.ft.) approx.



TOTAL FLOOR AREA : 63.3 sq.m. (681 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(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 ideal first time buy. A bright and spacious, two bedroom end terraced home, situated within easy reach of a wealth of local amenities. Accommodation comprises; entrance hall, lounge and kitchen diner to the ground floor, with two spacious bedrooms and a family bathroom to the first floor. Externally, the property benefits from both front and rear gardens, with the additional benefit of a brick-built storage shed. An internal viewing comes highly recommended.

