



TOTAL FLOOR AREA : 107.7 sq.m. (1159 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       |           |
| (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.



Copenhagen Way | Norwich | NR3

Offers In Excess Of £300,000



abbotFox presents this ideal investment opportunity. Occupying a secluded position overlooking the nearby park, this three storey townhouse has been successfully let, and is being offered to the market as a going concern. Accommodation is spread over three floors, and provides a high degree of flexibility in its layout, with the property also benefitting from a private enclosed rear garden, parking and garage. Situated within easy reach of a variety of local amenities, an internal viewing comes highly recommended.

