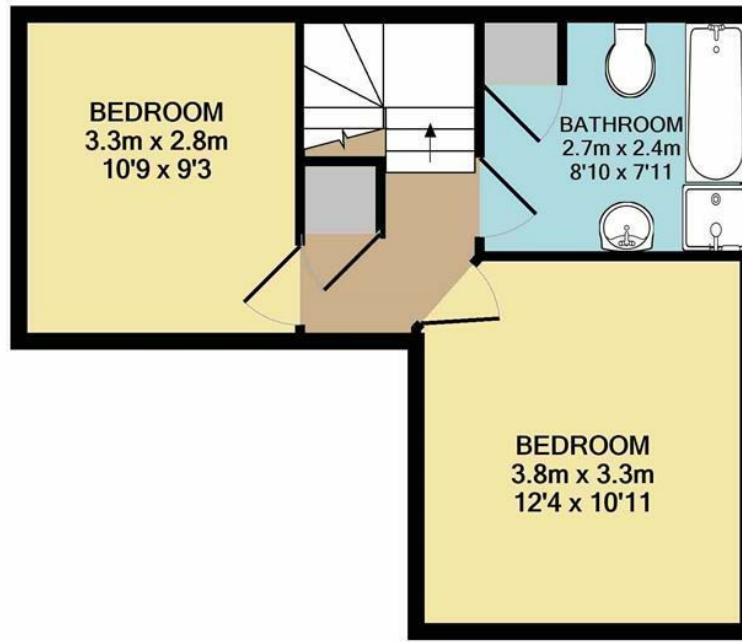


GROUND FLOOR
APPROX. FLOOR
AREA 38.6 SQ.M.
(416 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 33.5 SQ.M.
(360 SQ.FT.)

TOTAL APPROX. FLOOR AREA 72.1 SQ.M. (776 SQ.FT.)

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			58
(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.



Primrose Crescent | Norwich | NR7
Guide Price £250,000

abbotFox presents this chain free, semi-detached home. Occupying a generous plot within the sought after residential area of Thorpe St. Andrew, this home offers an ideal opportunity for any first-time buyer. With accommodation consisting of two double bedrooms and a family bathroom to the first floor, the ground floor offers an inviting entrance, two reception rooms, kitchen and utility room. Externally, the generous plot provides ample off-road parking to the front and a private rear garden. With potential to extend (STPP) an internal viewing comes highly recommended.

The popular suburb of Thorpe St Andrew, situated just three miles east of Norwich City Centre, offers a wealth of amenities including riverside public houses, cafes, restaurants and takeaways, fish & chip shops, convenience stores, butchers, a post office, Bannatyne's Health Club, doctors and dentists surgeries, a veterinary practice and a large Sainsburys supermarket. The town is within the catchment area for schools of all levels including Thorpe St Andrew High School and Sixth Form which was awarded Outstanding by Ofsted. Thorpe St Andrew is conveniently located to the east of the city with easy access to the A47 Norwich Southern Bypass and to North Norfolk via the Northern Distributor Road. Regular bus services give quick access to the nearby City Centre and Norwich Train Station making it a perfect spot for commuters.

