



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.

TOTAL APPROX. FLOOR AREA 661 SQ.FT. (61.4 SQ.M.)

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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Upton Road | Norwich | NR4
Offers In Excess Of £220,000

The logo for abbotFox, featuring the word 'abbot' in white and 'Fox' in orange, set against a dark blue square background.

abbotFox presents this spacious, purpose built, first floor apartment. Situated within a quiet residential development, within the sought-after NR4 postcode, this home represents an ideal opportunity for any first time buyer or buy-to-let investor. Offering a private entrance, the accommodation comprises; lounge diner, kitchen, two double bedrooms bathroom and separate wc, Offered to the market with no onward chain, an internal viewing comes highly recommended.

Agents Note: The property is currently undergoing re-decoration. Internal photographs to follow.