



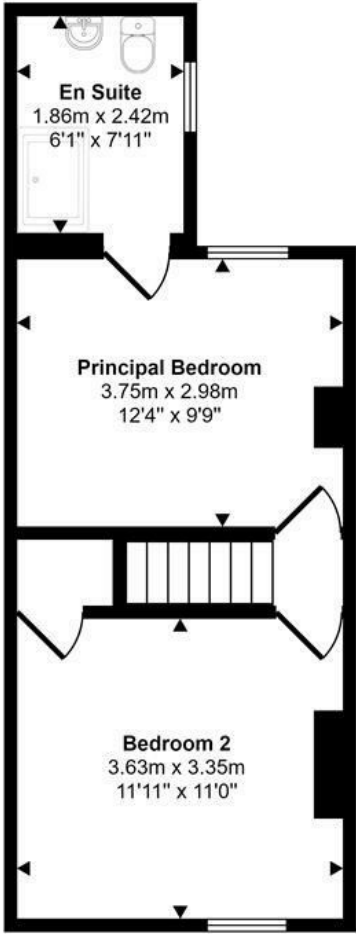
Esdelle Street | Norwich | NR3
£220,000



Approx Gross Internal Area
65 sq m / 704 sq ft



Ground Floor
Approx 33 sq m / 360 sq ft



First Floor
Approx 32 sq m / 344 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



abbotFox presents this stylish mid terraced home. An ideal opportunity for any first time buyer, this home has been thoughtfully and stylishly renovated by the current owners to offer a bright and high quality finish throughout. The accommodation is neatly arranged over two floors and offers a lounge, dining room, re-fitted kitchen and wc to the ground floor, with the first floor offering two double bedrooms and a re-fitted shower room. Externally, the property offers a low maintenance courtyard garden to the rear.

Situated within the sought after NR3 area of Norwich, this home offers easy access to a wealth of local amenities, including, shops, pubs, cafe's, restaurants and schools and is also situated within walking distance to Norwich City Centre meaning this home affords an exceptional degree of convenience for any buyer. An internal viewing comes highly recommended.

