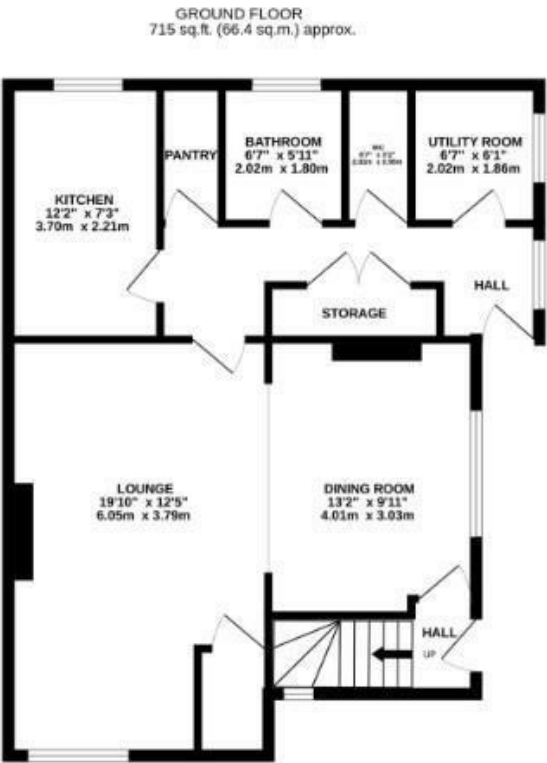




North Walsham Road | Norwich | NR12
Guide Price £160,000



TOTAL FLOOR AREA : 1117 sq.ft. (103.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.



abbotFox presents this generous three bedroom semi detached house in a non estate location with an established assured shorthold tenant paying £725 pcm (£8,700 pa). The property has gas central heating, sealed unit double glazing and is in a well proportioned garden with off road parking.

The internal accommodation comprises; entrance hall, lounge, dining room, kitchen and family bathroom to the ground floor, with the first floor offering three bedrooms off landing. The generous gardens back onto farmland, with the property also benefitting from off road parking and garage.

Located close to the fringe of the suburbs of Sprowston and Old Catton, well placed for access to The Northern Distributor Road, Norwich Airport and the Norfolk Broads an internal viewing is highly recommended.

