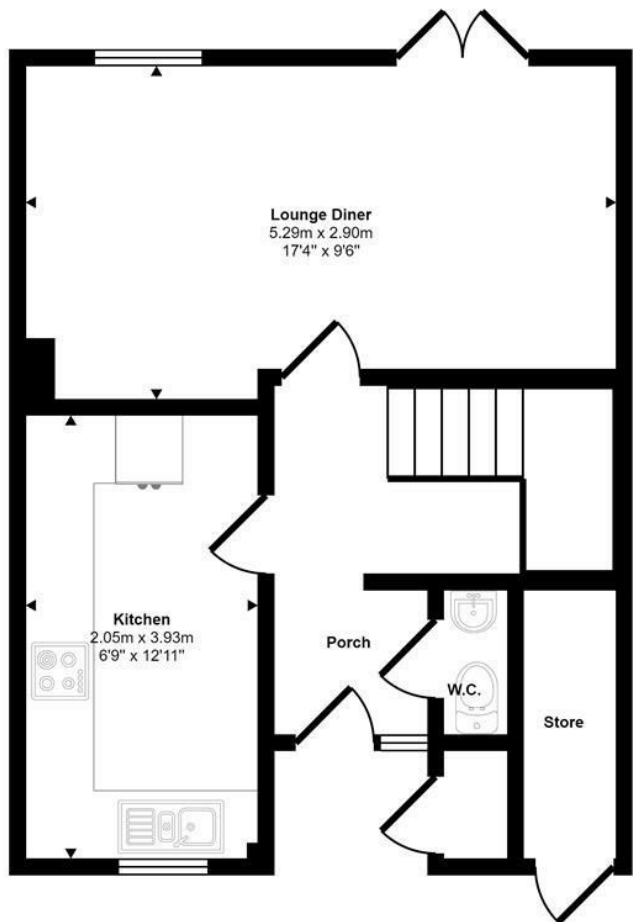




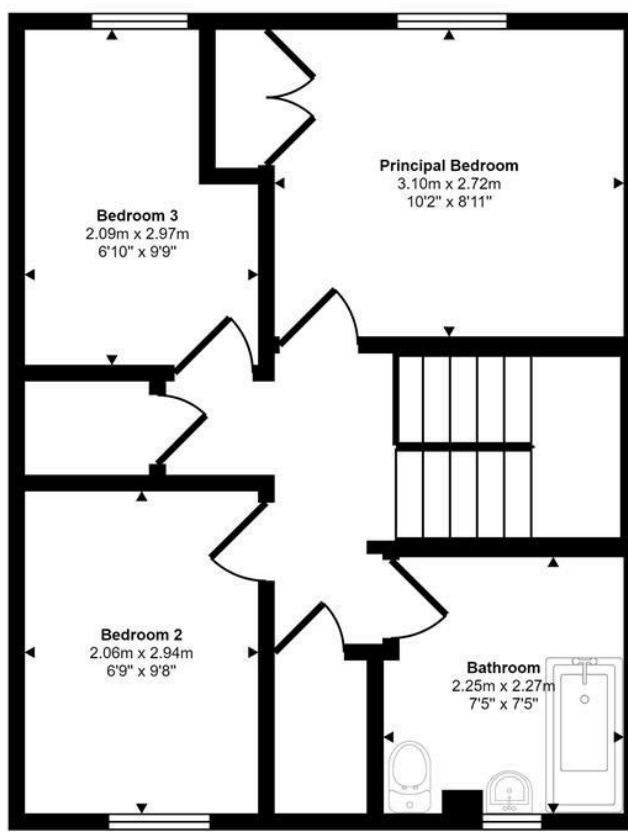
Eleanor Road | Norwich | NR1  
 Guide Price £300,000

abbotFox

Approx Gross Internal Area  
 72 sq m / 780 sq ft



Ground Floor  
 Approx 35 sq m / 379 sq ft



First Floor  
 Approx 37 sq m / 401 sq ft

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 stylish, refurbished three bedroom family home. Set within a quiet residential close, a few minutes walk from Norwich City Centre and within easy reach of a wealth of local amenities, this home represents an ideal opportunity for any young family or first time buyer.

The accommodation on offer is neatly arranged over two floors, with an inviting entrance hall, cloakroom, lounge diner and kitchen breakfast room to the ground floor. The first floor offers three comfortable bedrooms and a family bathroom accessed off landing. Externally, the property provides a South facing rear garden and off road parking for two vehicles to the front.

Offered to the market with no onward chain, an internal viewing comes highly recommended to appreciate this property.

Guide Price £300,000 - £310,000

