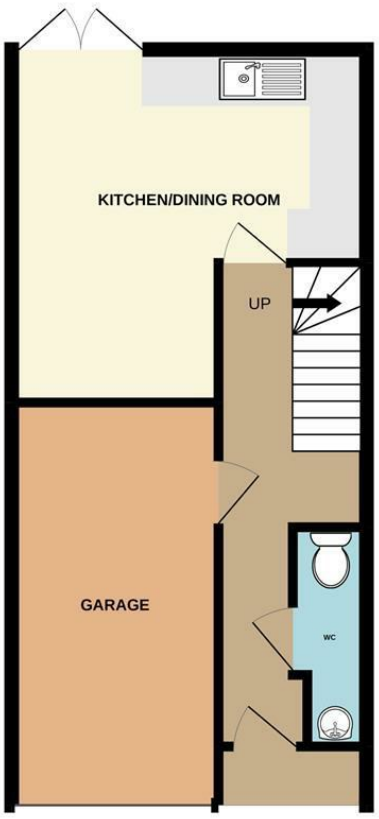
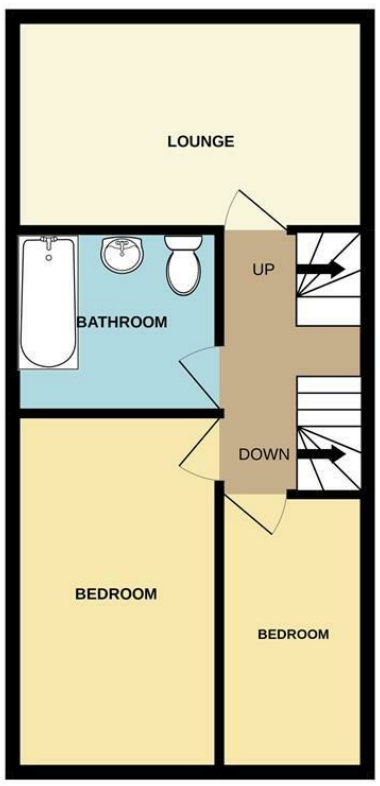
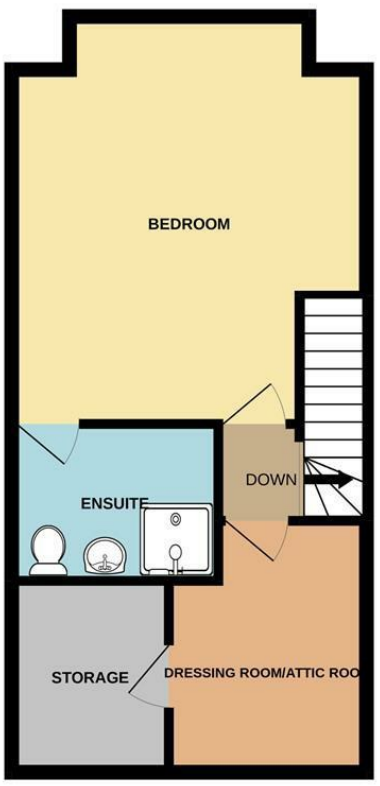
GROUND FLOOR
54.9 sq.m. (591 sq.ft.) approx.



1ST FLOOR
54.9 sq.m. (591 sq.ft.) approx.



2ND FLOOR
50.0 sq.m. (538 sq.ft.) approx.



TOTAL FLOOR AREA : 159.7 sq.m. (1719 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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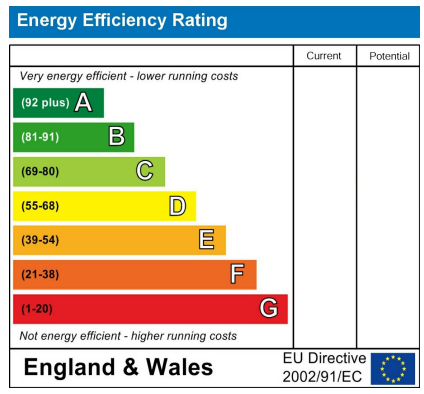

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

abbotFox

Clarke Road| Norwich| NR3
Guide Price £325,000

abbotFox presents this impressive, stylish townhouse within close proximity of Norwich city centre and conveniently positioned within the heart of NR3 close to Urban Lounge, Kofra Coffee shop and the renowned Fat Cat Brewery as well as a Tesco Metro.

The accommodation briefly comprises; reception hall, WC, and a kitchen dining room with French doors out onto a good sized enclosed rear garden with patio and high-quality synthetic lawn. The first floor provides a sitting room, two bedrooms and a family bathroom. The second floor features the principal bedroom with an en suite, a dressing room and attic storage. The property has an integral garage.

Offered to the market with no onward chain, this home represents a fantastic opportunity for any young family or professional couple, with an internal viewing essential to appreciate this home.

Guide price £325,000 - £335,000