

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.



Sigismund Road | Norwich | NR1
 Guide Price £225,000

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

abbotFox presents this hall entranced, end terraced house. Located within easy reach of Norwich City Centre and a variety of local amenities, this is an ideal opportunity for any buyer looing to make their own mark on a property. With accommodation comprising of an inviting entrance hall, lounge, dining room and kitchen and bathroom to the ground floor, the first floor offers two double bedrooms and third bedroom accessed through the rear bedroom. Externally, this home offers private front and rear gardens. An internal viewing comes highly recommended to appreciate the opportunity on offer.