

abbotFox



Horn Pie Road, Norwich  
*£280,000*

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







## THE DETAIL \_\_\_\_\_

abbotFox presents this spacious detached house which is offered to the market with no onward chain.

Situated within easy reach of Norwich Hospital, the University and affording easy access to the A47 this home offers a convenient location ideal, for any growing family or buy-to-let investor.

The accommodation on offer comprises; entrance hall, lounge, cloakroom, kitchen diner and an additional reception room/bedroom to the ground floor. The first floor offers three bedrooms, two of which have en-suite shower rooms, and a family bathroom accessed off landing. Externally, the property offers an enclosed rear garden, and off road parking to the front.

An internal viewing comes highly recommended.



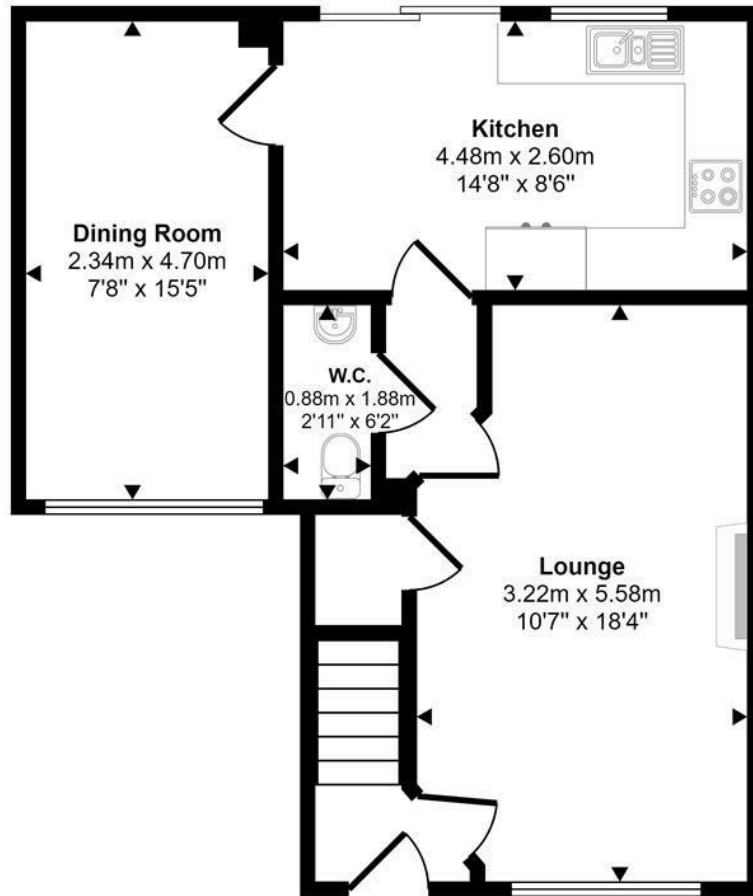




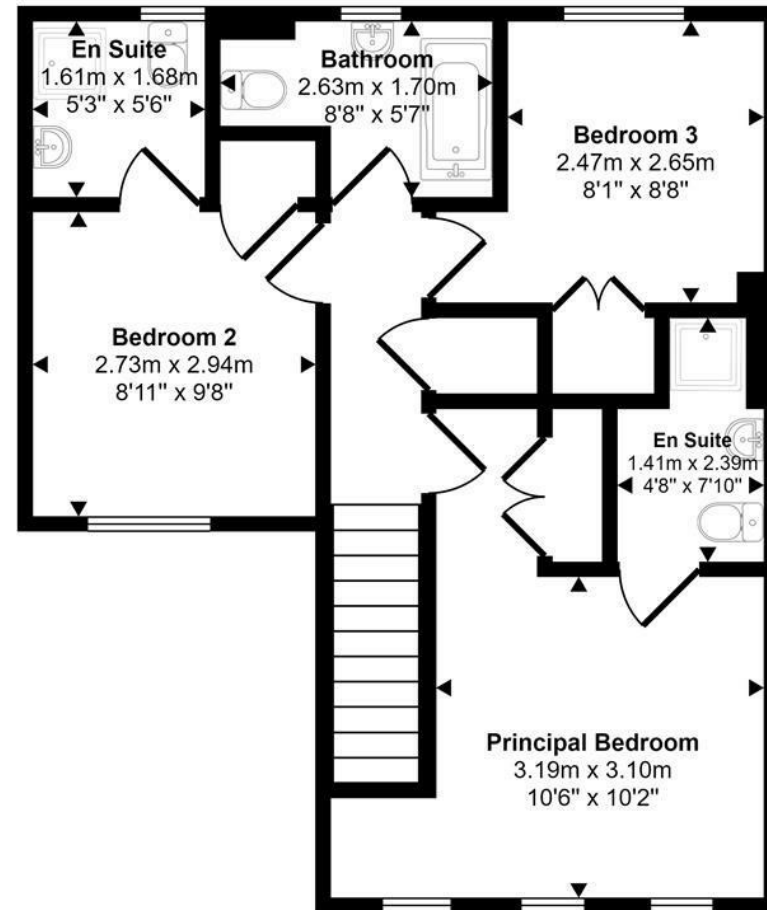
## THE HIGHLIGHTS \_\_\_\_\_

- Detached house
- Three / four bedrooms
- Enclosed private gardens
- Easy access to University and Hospital
- Ideal family home or investment opportunity
- No onward chain

Approx Gross Internal Area  
97 sq m / 1042 sq ft



Ground Floor  
Approx 48 sq m / 517 sq ft



First Floor  
Approx 49 sq m / 525 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.

*Let's talk*

01603 660000

sales@abbotfox.co.uk

@abbotfox

EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox 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 purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.