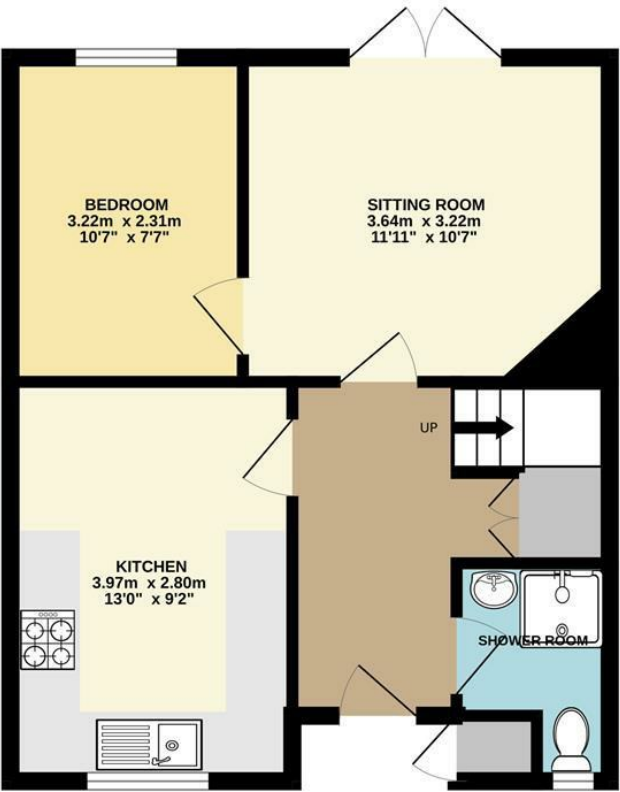




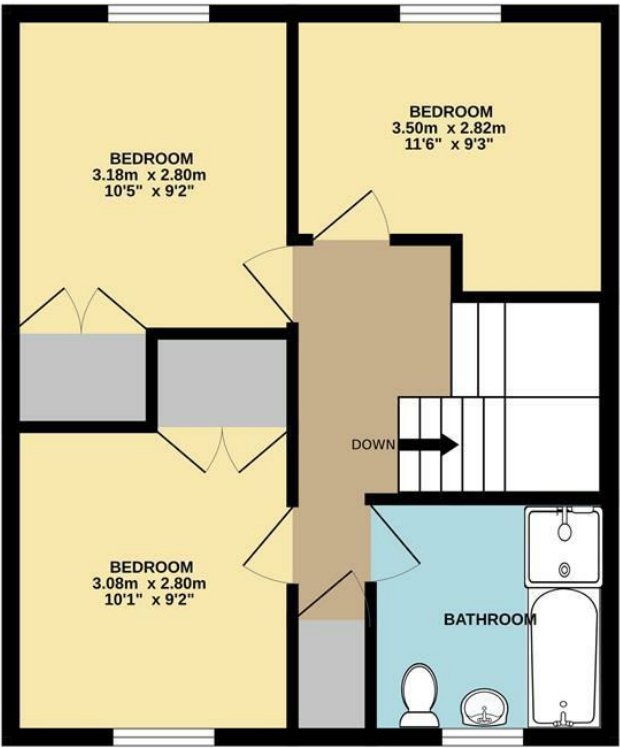
Smeat Street| Norwich| NR5  
£220,000



GROUND FLOOR  
41.3 sq.m. (444 sq.ft.) approx.



1ST FLOOR  
42.8 sq.m. (460 sq.ft.) approx.



TOTAL FLOOR AREA : 84.0 sq.m. (904 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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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 89        |
| (81-91) B                                   | 78                      |           |
| (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 ideal investment opportunity or family home. Situated within easy reach of a wealth of local amenities, the university and the hospital, this home offers a flexible layout to offer three / four bedrooms,

Accommodation comprises; entrance hall, shower room, lounge, kitchen diner and double bedroom / reception room to the ground floor, with three further bedrooms and a family bathroom to the first floor, Externally, the rear garden affords a high degree of privacy.

Offered to the market with no onward chain, an internal viewing comes highly recommended,

