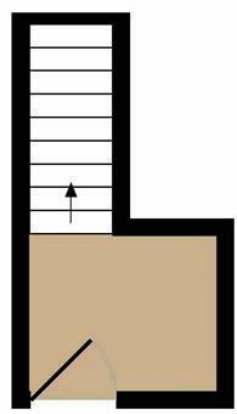


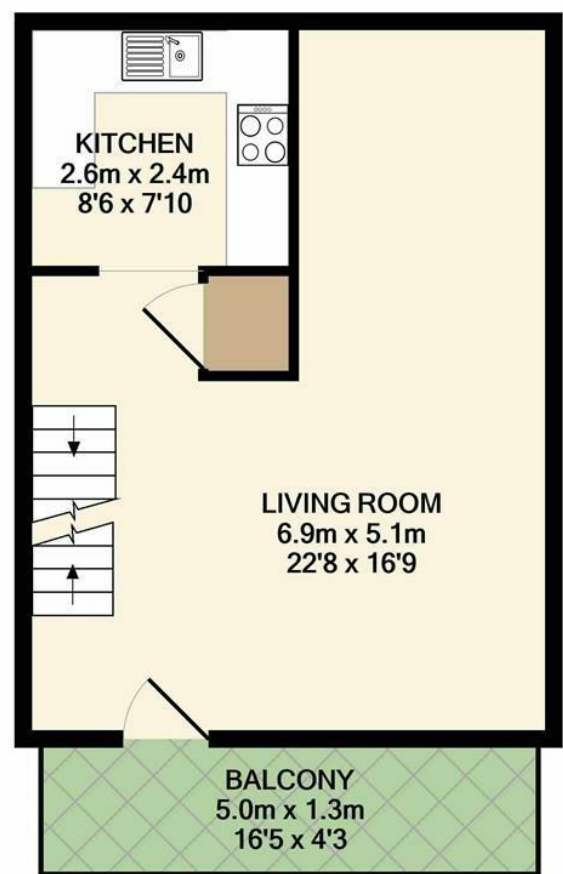


Templemere | Norwich | NR3  
Offers In Excess Of £145,000

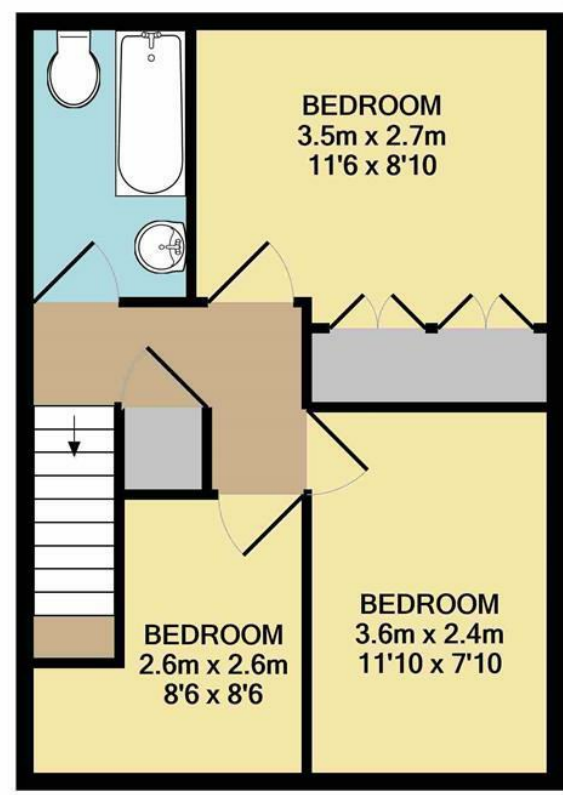
abbotFox



ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 5.2 SQ.M.  
(56 SQ.FT.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 35.2 SQ.M.  
(379 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 37.3 SQ.M.  
(401 SQ.FT.)

TOTAL APPROX. FLOOR AREA 77.7 SQ.M. (836 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 a three-bedroom end maisonette, located within walking distance to the city centre and provides a wealth of space for first time buyers or investors.

The property features its own entrance and hallway to the first-floor landing, Lounge dining room with balcony access and fitted kitchen with three generous bedrooms and family bathroom on the second floor.

There is the benefit of an en bloc garage to the rear.

Located off Sprowston Road in the NR3 area of Norwich, the property is located close to the woodland walks on Mousehold Heath and close to a range of local amenities including shops, schools and public parks. There are regular bus services into Norwich with good access to the Norfolk Broads and coast.

