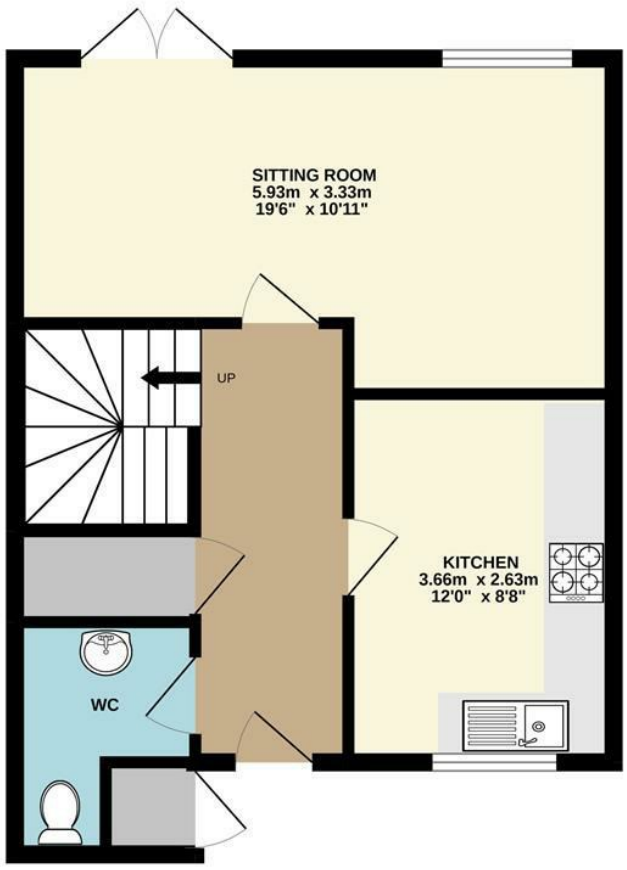
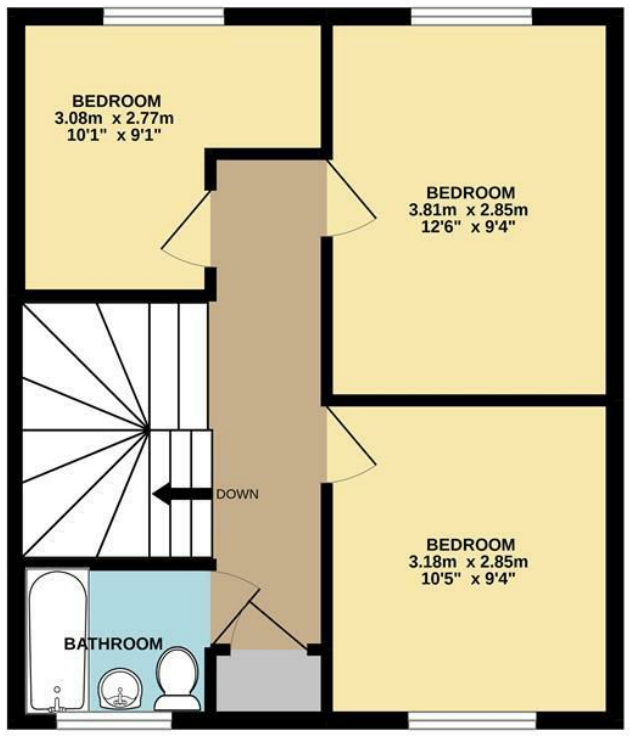
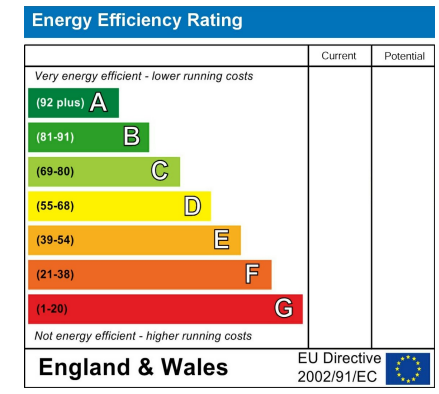
GROUND FLOOR
43.1 sq.m. (464 sq.ft.) approx.



1ST FLOOR
41.5 sq.m. (446 sq.ft.) approx.





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.

TOTAL FLOOR AREA : 84.6 sq.m. (910 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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abbotFox

Woodruff Close| Norwich| NR6

Guide Price £240,000

abbotFox presents this generous, semi-detached family home. Ideally situated within easy reach of a variety of local amenities, this is the ideal opportunity for any first time buyer. Accommodation comprises three bedrooms and a bathroom to the first floor, with the ground floor offering an inviting entrance hall. spacious lounge diner, kitchen and cloakroom. Externally, the property benefits from off road parking, and a private enclosed rear garden. An internal viewing comes highly recommended.