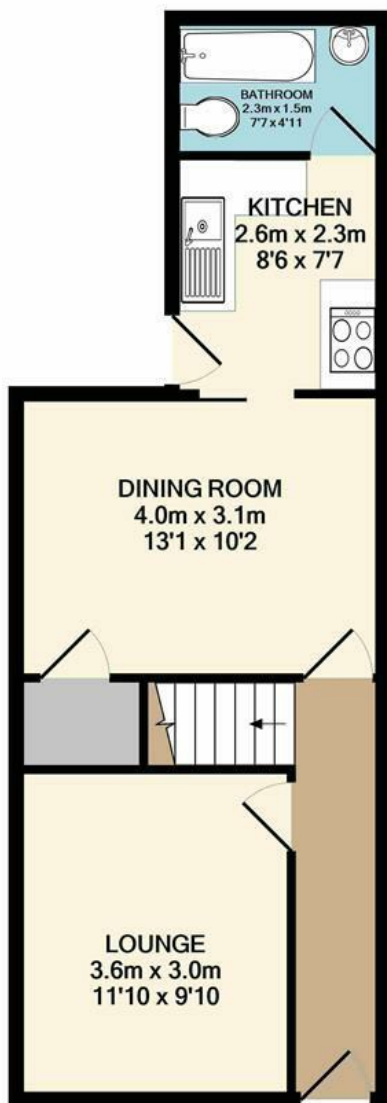


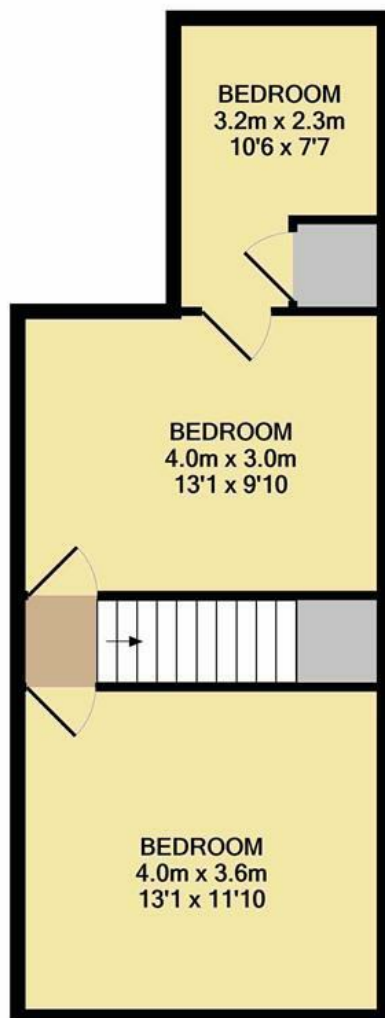


Sigismund Road | Norwich | NR1  
 Guide Price £225,000

abbotFox



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 40.2 SQ.M.  
 (433 SQ.FT.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 38.2 SQ.M.  
 (411 SQ.FT.)

TOTAL APPROX. FLOOR AREA 78.4 SQ.M. (844 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.

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.