



Ruskin Road | Norwich | NR4
 £160,000

abbotFox

GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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.

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 presents this chain free, purpose built ground floor flat. Set within the popular and well serviced area of NR4, this property is ideally situated within walking distance of the University and a wealth of local amenities. The accommodation comprises; entrance hall, lounge, kitchen, two double bedrooms and a bathroom. Externally, the property benefits from off road parking to the front and a private rear garden, with additional brick-built storage shed. An ideal opportunity for any first time buyer or buy-to-let investor, an internal viewing comes highly recommended.

Agents Note:

We are currently awaiting confirmation of the lease length and associated charges.

