



Colindeep Lane | Norwich | NR7  
 Guide Price £475,000

abbotFox

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<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.

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abbotFox presents this ideal investment opportunity. Fully occupied and currently achieving £3450pcm, this opportunity offers scope to increase the returns and is situated within the heart of the sought after residential area of Sprowston.

Occupying a generous corner position, this opportunity comprises; a spacious ground floor commercial unit, with generous car park to the front, a one bedroom ground floor apartment with garage, and two individually accessed, three bedroom first floor apartments with off road parking.

Guide price £475,000 - £500,000

