
abbotFox
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Norwich, NR3
£250,000

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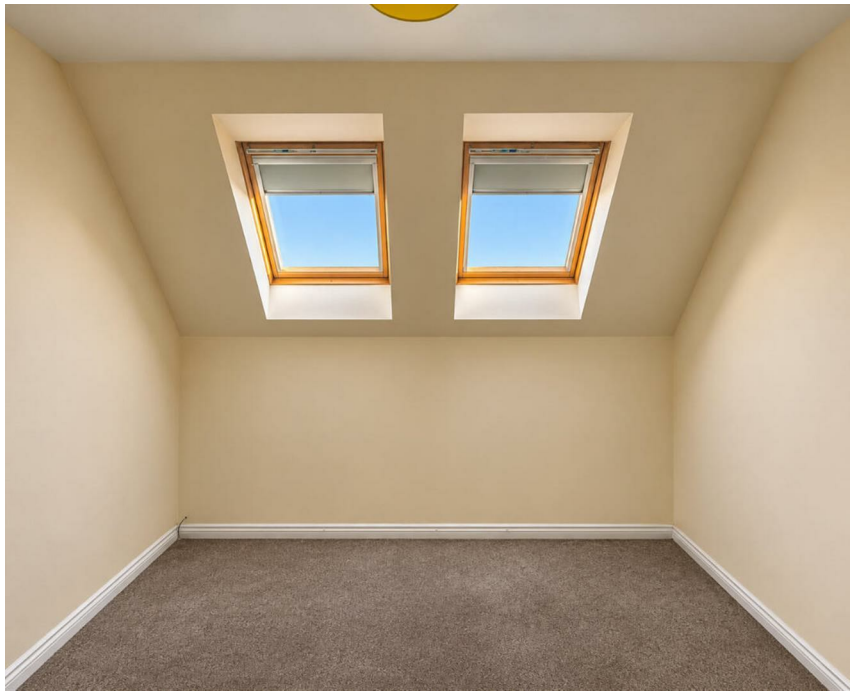
We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie I **Branch Partner**











THE DETAIL___

abbotFox presents this generously proportioned chain free house, set within easy reach of local amenities.

Accommodation
Offering versatile accommodation arranged over three floors, this three-bedroom townhouse presents an exciting opportunity for homeowners and investors alike. The ground floor comprises an entrance hallway, reception room, kitchen, useful storage and an integral carport. On the first floor, a generous double bedroom is complemented by a further kitchen, bathroom and additional storage. The second floor provides two further bedrooms, including one with an en-suite, alongside an additional bathroom. With a flexible layout, the property offers considerable potential for a variety of living arrangements, subject to any necessary consents.

Location
Situated in Norwich, Attoe Walk provides a convenient setting for those seeking access to the city's extensive amenities, shopping facilities, restaurants and leisure opportunities. Norwich also offers a mainline railway station, schools and connections to the surrounding Norfolk countryside.

Buyers
An attractive proposition for first-time buyers, families and investors, particularly those seeking a property with flexible accommodation and potential for shared occupancy, subject to the relevant permissions and licensing requirements.

Our Agent's View
"A versatile three-storey home with generous accommodation and an interesting layout. The combination of three bedrooms, multiple bathrooms, two kitchens and a carport makes this a particularly appealing opportunity for buyers looking to maximise the property's potential."







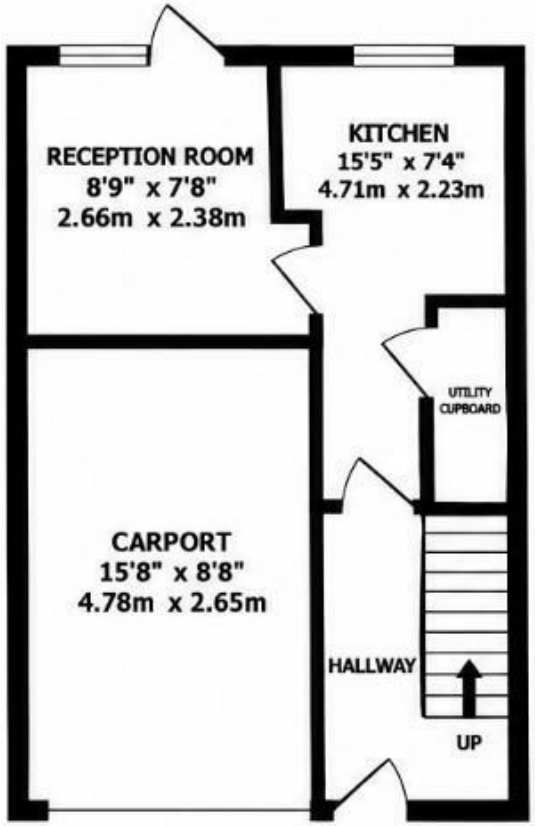


THE HIGHLIGHTS___

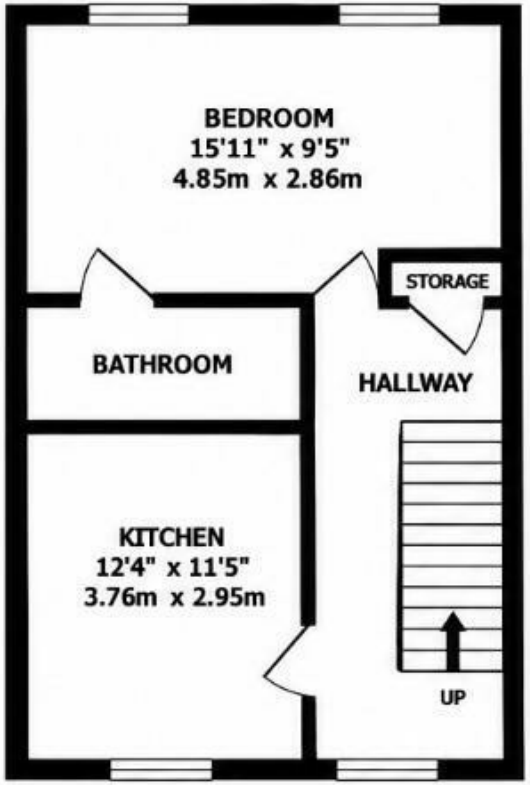
- No onward chain
- Ideal investment opportunity, potential yield 10.5%+
- Close to local amenities
- Generously proportioned rooms
- Off-road parking
- Enclosed private garden

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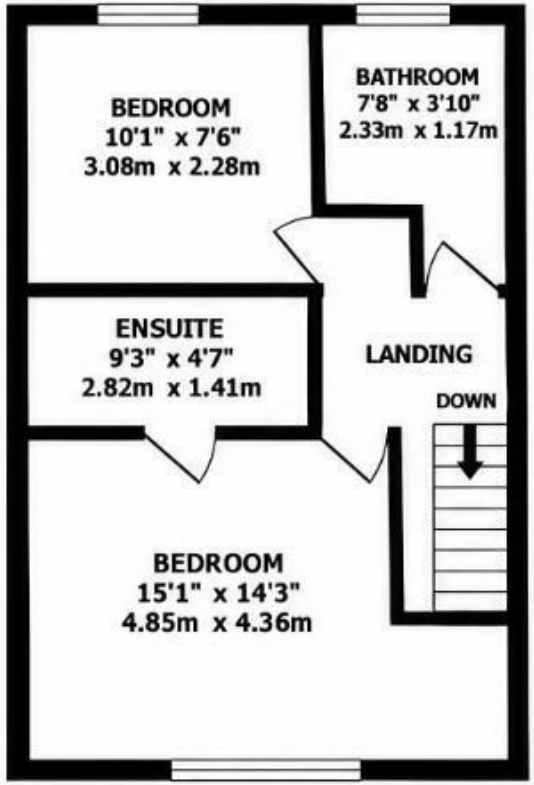
GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



2ND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq.ft. (113.1 sq.m.) 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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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox 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 purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.