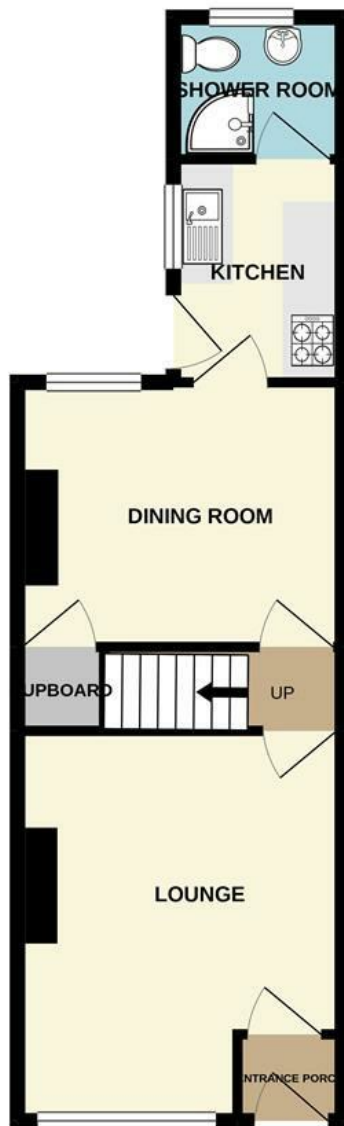
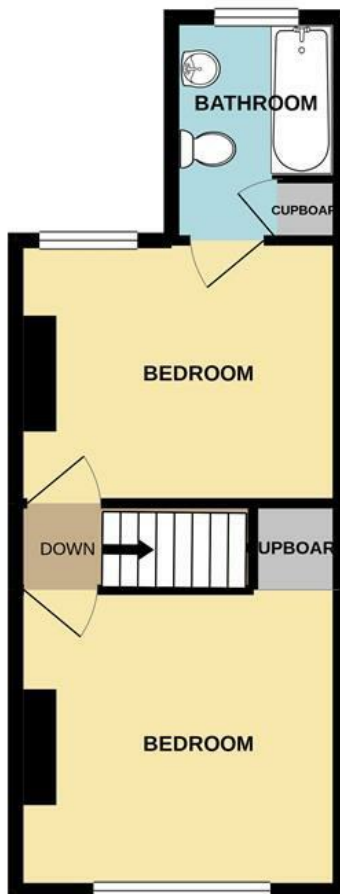


GROUND FLOOR  
39.2 sq.m. (422 sq.ft.) approx.



1ST FLOOR  
32.2 sq.m. (347 sq.ft.) approx.



TOTAL FLOOR AREA : 71.5 sq.m. (769 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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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.



Albany Road | Norwich | NR3  
Guide Price £210,000



abbotFox presents this chain free, end terraced home. Situated within the popular NR3 postcode, this home is an ideal opportunity for any first time buyer. With accommodation comprising of two double bedrooms, and bathroom to the first floor, the ground floor offers two generous reception rooms, kitchen and shower room. Externally, the property benefits from private front and rear gardens. With a wide variety of local amenities within easy reach, an internal viewing comes highly recommended.

Guide price £210,000 - £220,000

