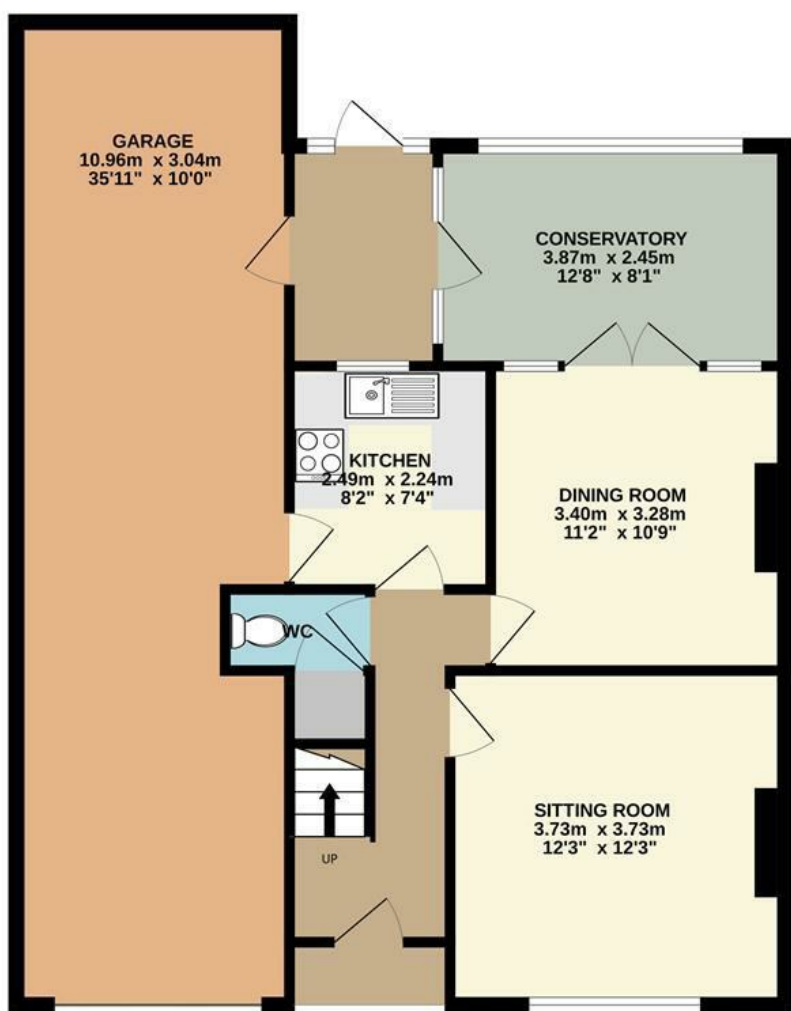
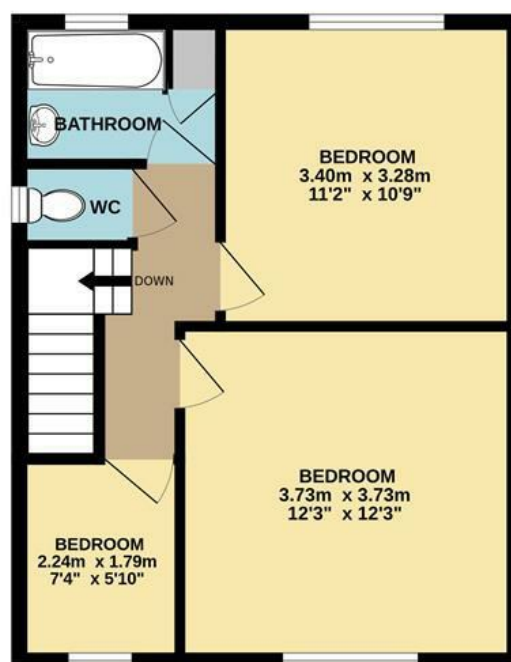


GROUND FLOOR
85.6 sq.m. (921 sq.ft.) approx.



1ST FLOOR
39.3 sq.m. (423 sq.ft.) approx.



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.

TOTAL FLOOR AREA; 124.9 sq.m. (1344 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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Farrow Road | Norwich | NR5
Guide £350,000



abbotFox presents this superb investment property on the edge of The Golden Triangle within easy reach of the UEA with a potential income of at least £36,000 per annum.

The property has a long history of being successfully let as a student house and by way of conversion it provides an opportunity to significantly increase it's income to at least £36,000 per annum.

We draw your attention to the two floor plans, one showing the property as it is currently arranged, the second being the proposed new layout providing five lettable bedrooms.

