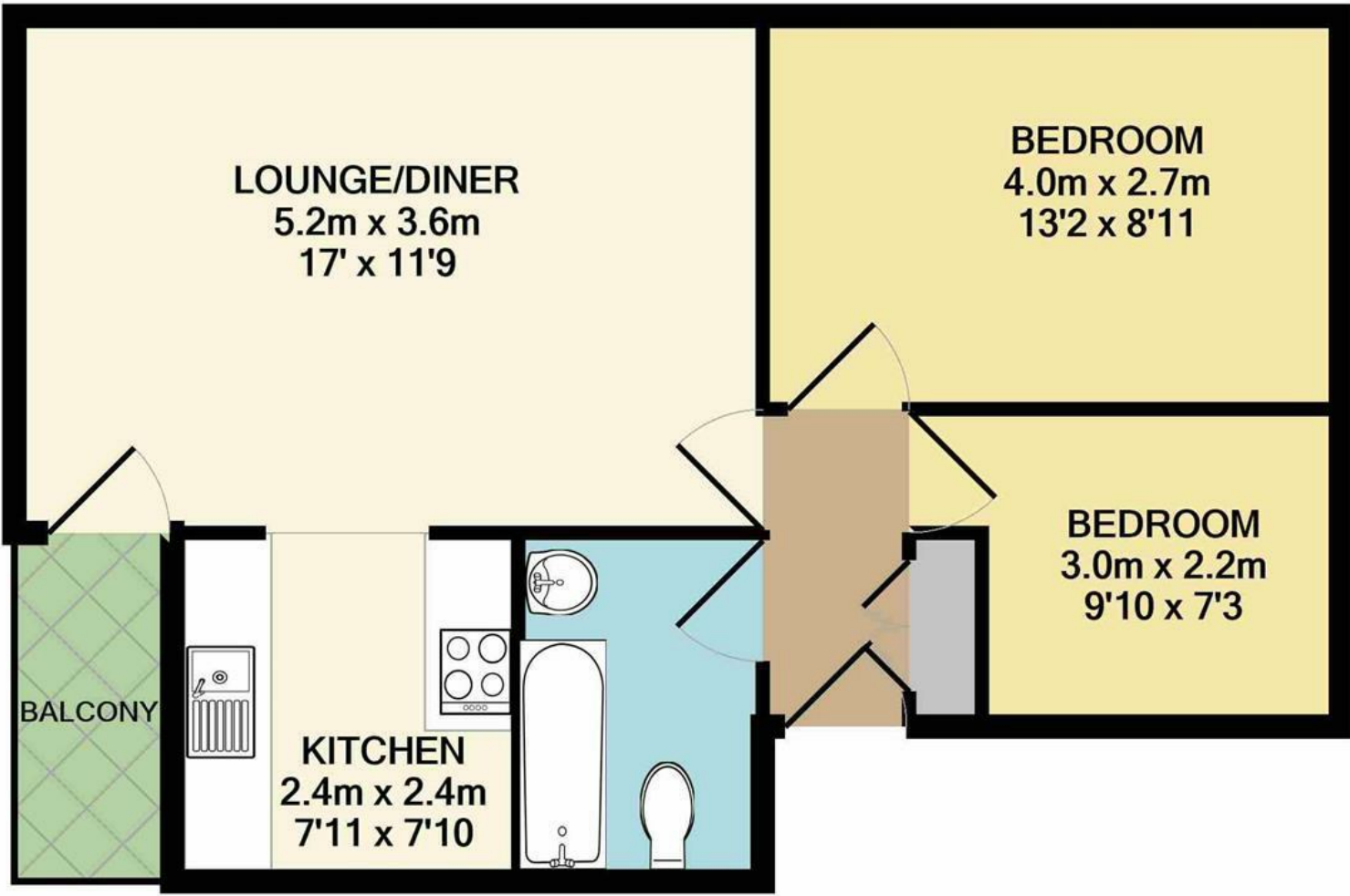


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			77
		60	

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 APPROX. FLOOR AREA 48.3 SQ.M. (520 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Weston Road | Norwich | NR6
 Offers In Excess Of £115,000



abbotFox presents this chain free, purpose-built top floor apartment. Located within easy reach of a variety of amenities, this home presents the ideal opportunity for any first-time buyer or buy-to-let investor. With accommodation comprising of a spacious lounge diner, kitchen, two double bedrooms and a family bathroom, this home also offers a private balcony and well maintained communal gardens. An internal viewing comes highly recommended.

This property is situated just 3 miles north of the Centre of Norwich. It is well serviced by a host of local amenities which include shops, public houses, restaurants, fast food chains and an ASDA superstore. Hellesdon offers schooling for all ages from Infant to High School and Sixth Form making this a great location for families. Regular public transport offers easy and convenient access to the City Centre of Norwich, including a Park and Ride service at the nearby Norwich Airport. If travelling by car the Cromer Road runs through Hellesdon offering routes to the beautiful Norfolk Coast and the Norwich Ring Road sits just outside the suburb making it easy to connect to major roads such as the Northern Distributor Road and the A47.

Oieo £115,000

