

abbotFox



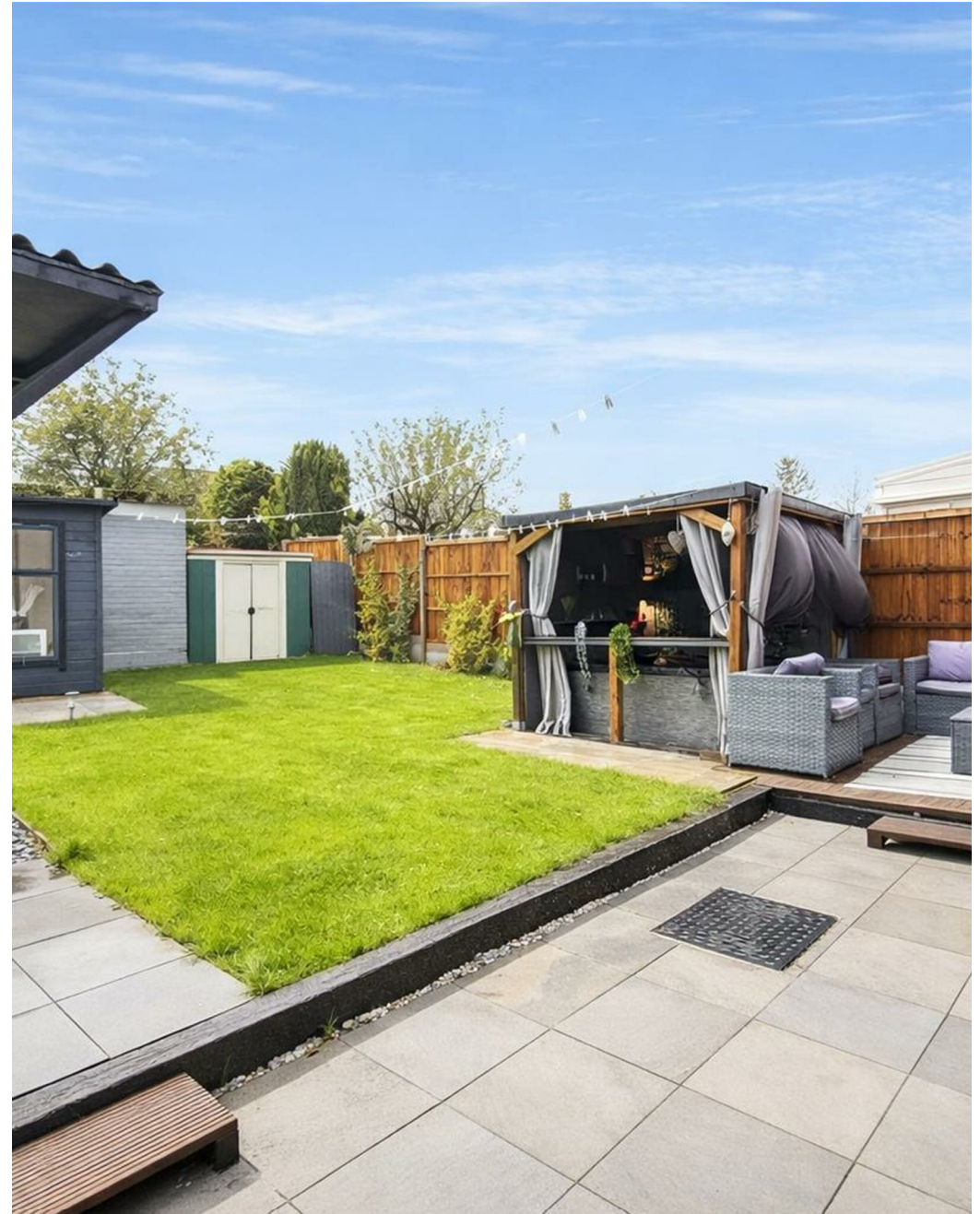
Norwich, NR1

*Guide Price £290,000*

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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 | **Branch Partner**







## THE DETAIL \_\_\_\_\_

abbotFox presents this three bedroom semi detached home, occupying a generous corner plot which is perfectly positioned for easy access to local amenities, schools and transport links. This property offers an exciting opportunity for buyers seeking space, convenience and potential.

The accommodation is arranged to provide a practical layout, with well proportioned living spaces and three comfortable bedrooms to the first floor. The standout feature is the impressive corner plot, offering expansive gardens and excellent scope for further enhancement or extension (subject to planning), making it ideal for families or those looking to add value over time.

An internal viewing comes highly recommended.



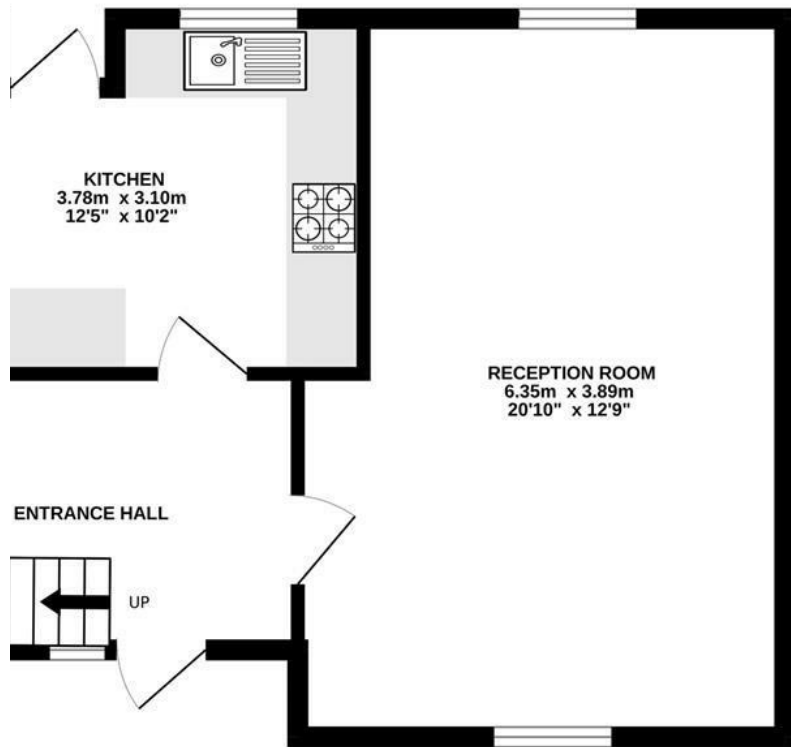




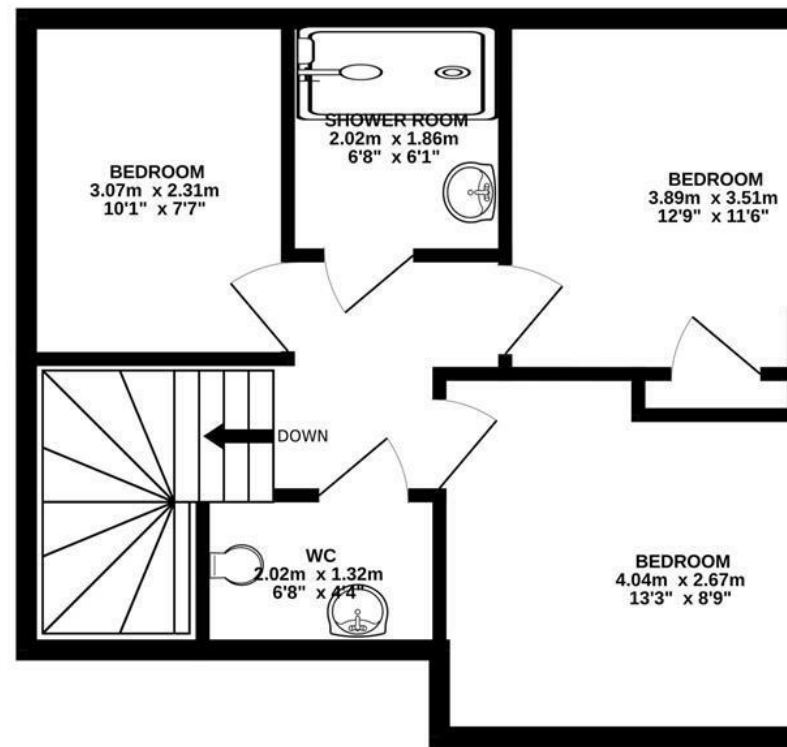
## THE HIGHLIGHTS \_\_\_\_\_

- Semi-detached house
- Exceptional corner plot
- Three bedrooms
- Generous living accommodation
- Close to local amenities
- Ideal family home
- Viewing advised
- **\*\*Guide price £290,000 - £300,000\*\***

**GROUND FLOOR**  
44.0 sq.m. (474 sq.ft.) approx.



**1ST FLOOR**  
44.3 sq.m. (477 sq.ft.) approx.



**TOTAL FLOOR AREA : 88.3 sq.m. (950 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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*Let's talk*

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**EPC RATING -**

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