



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

abbotFox



GROUND FLOOR
 APPROX. FLOOR
 AREA 39.0 SQ.M.
 (420 SQ.FT.)

1ST FLOOR
 APPROX. FLOOR
 AREA 32.2 SQ.M.
 (347 SQ.FT.)

TOTAL APPROX. FLOOR AREA 71.2 SQ.M. (767 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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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.



abbotFox presents this stylish, over-the-passage terraced home. Having been thoughtfully improved and maintained by the current owners this property is an ideal opportunity for any first time buyer. With the property offering two generous double bedrooms and a third single bedroom to the first floor, the ground floor offers a porch entrance, two reception rooms, modern kitchen and family bathroom, along with a separate utility area. Externally, the rear garden is low-maintenance and affords a surprising degree of privacy with the additional benefit of a summer house / shed with power. An internal viewing comes highly recommended.

Guide Price £210,000-£220,000

