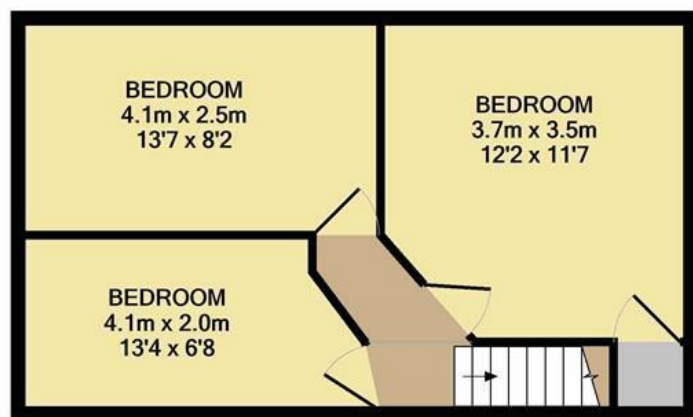


GROUND FLOOR
APPROX. FLOOR
AREA 36.4 SQ.M.
(392 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 34.7 SQ.M.
(374 SQ.FT.)

TOTAL APPROX. FLOOR AREA 71.1 SQ.M. (766 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.



Kirkpatrick Road | Norwich | NR3
Offers In Excess Of £210,000



abbotFox presents this spacious terraced home. This home offers an ideal opportunity for any young family or first-time buyer. With accommodation comprising of an inviting entrance hall, cloakroom, large kitchen, spacious lounge diner and three-piece bathroom to the ground floor, the first floor offers three generous bedrooms. Externally a south-facing rear enclosed garden and off-street parking for two cars. Located within easy reach of a variety of local amenities this home demands an internal viewing to be appreciated.

