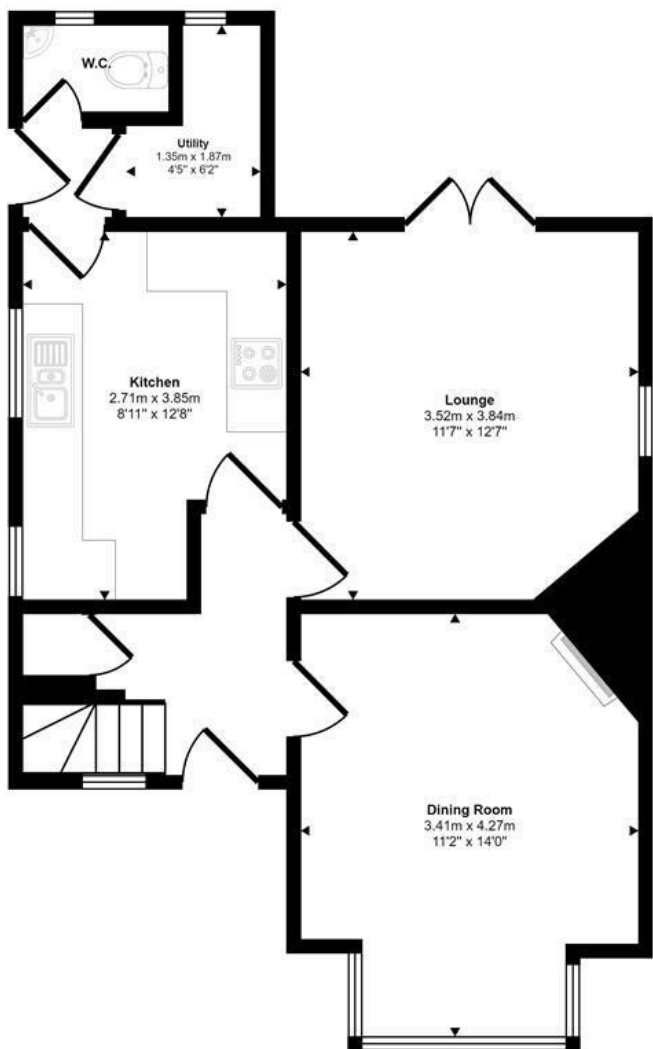




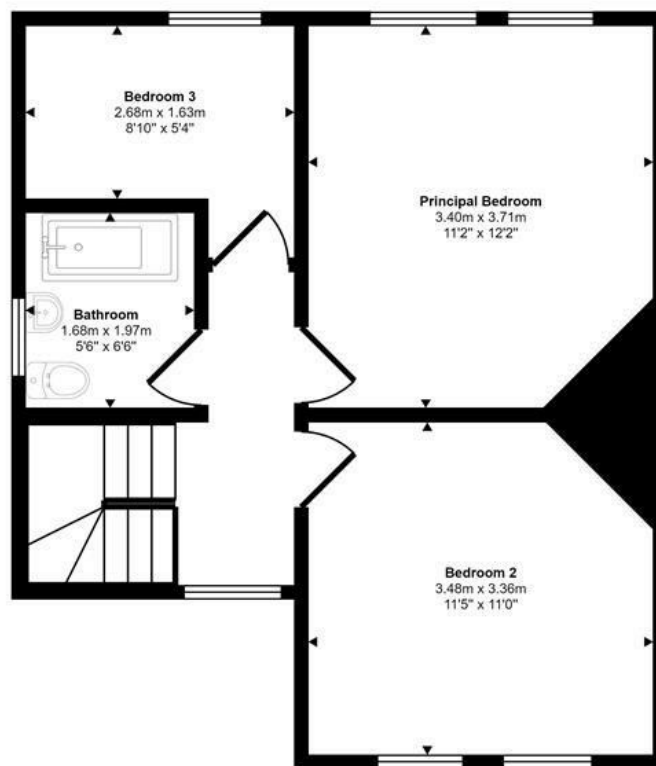
Earlham Road | Norwich | NR4  
 Guide Price £485,000

abbotFox

Approx Gross Internal Area  
 89 sq m / 956 sq ft



Ground Floor  
 Approx 48 sq m / 516 sq ft



First Floor  
 Approx 41 sq m / 440 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





abbotFox presents this exceptional opportunity. A generously proportioned three bedroom detached property, located on the prestigious Earlham Road. Ideally located within easy reach of the University, Hospital and Norwich City Centre, this property represents a wonderful opportunity for any buyer looking to make their own mark on a property.

The property occupies an exceptional plot, and has previously had planning permission granted for the erection of a two storey extension, which would allow for a wonderful family home or investment property to be created. The current accommodation comprises; entrance hall, lounge, dining room, kitchen, pantry and cloakroom to the ground floor, with three bedrooms and a family bathroom to the first floor.

Offered to the market with no onward chain, an internal viewing comes highly recommended to appreciate the potential on offer.

Guide price £485,000 - £500,000

