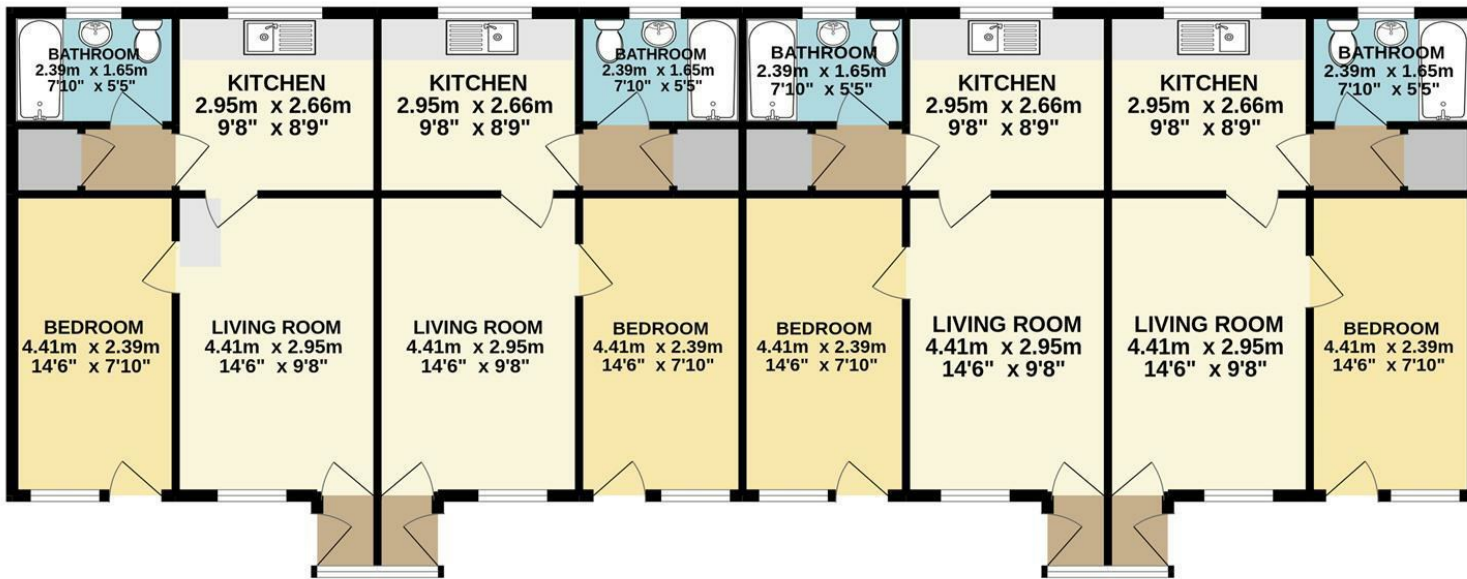




Yarmouth Road | Norwich | NR7  
 Guide £560,000

abbotFox

155.0 sq.m. (1668 sq.ft.) approx.



TOTAL FLOOR AREA : 155.0 sq.m. (1668 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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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.





abbotFox presents this unique freehold investment opportunity generating just over 7% NET YIELD with no additional costs such as services, ground rent or maintenance charges,

Four, one bedroom, freehold bungalows in the sought after residential location of Thorpe St Andrew. Occupying a quiet and secluded position, set back from the road and surrounded by trees, this development is ideally located within easy reach of a variety of local amenities. With no age restrictions for occupants, these low-maintenance properties represent a fantastic opportunity for any investment buyer, with an internal viewing highly recommended.

Thorpe St Andrew is situated to the east of Norwich and is serviced by numerous local amenities, including shops, schools, doctors and dentist surgeries. There are regular bus services into the city centre with Norwich train station providing daily services to Cambridge and London approximately 2 miles away.

Agents Note: In accordance with Section 21 of the Estate Agents Act 1979 we would advise all interested parties that the vendor of this property is an associate of abbotFox.

