




Romany Road | Norwich | NR3  
 PCM £1,000 PCM

abbotFox

| Energy Efficiency Rating                           |   |           |
|--|---|-----------|
|  | Current   | Potential |
| <i>Very energy efficient - lower running costs</i> |   |           |
| (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>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <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 Welcome to this elegantly designed end terrace house, featuring a tasteful hall entrance that sets the tone for what lies beyond. Step inside to discover a residence that exudes modern sophistication, offering two generously sized double bedrooms for your comfort and convenience.

The heart of the home is the open plan lounge dining room, providing a versatile space for relaxation and entertaining guests. Whether you're enjoying a quiet evening in or hosting a gathering with friends, this area effortlessly accommodates your lifestyle needs.

Convenience is key with a ground floor WC, ensuring practicality for everyday living. Ascend the stairs to find a well-appointed bathroom off the landing, offering a tranquil sanctuary for unwinding after a long day.

Outside, the property boasts off-road parking, a coveted feature enhancing accessibility and alleviating parking concerns. Additionally, an enclosed rear garden provides a private outdoor retreat, perfect for enjoying alfresco dining or simply basking in the sunshine.

Situated in the desirable NR3 area of Norwich, residents benefit from a wealth of local amenities within easy reach. From shops to restaurants, everything you need is conveniently close by. Plus, regular bus services into the city centre ensure effortless connectivity to urban attractions and amenities.

For those commuting further afield, Norwich train station is just a mile away, offering daily services to bustling destinations like Cambridge and London. Nature enthusiasts will appreciate the proximity to Mousehold Heath, a picturesque expanse popular among walkers and runners seeking scenic outdoor adventures.

Experience the epitome of modern living in this stylishly finished home, where comfort, convenience, and charm converge to create a truly exceptional living experience.

