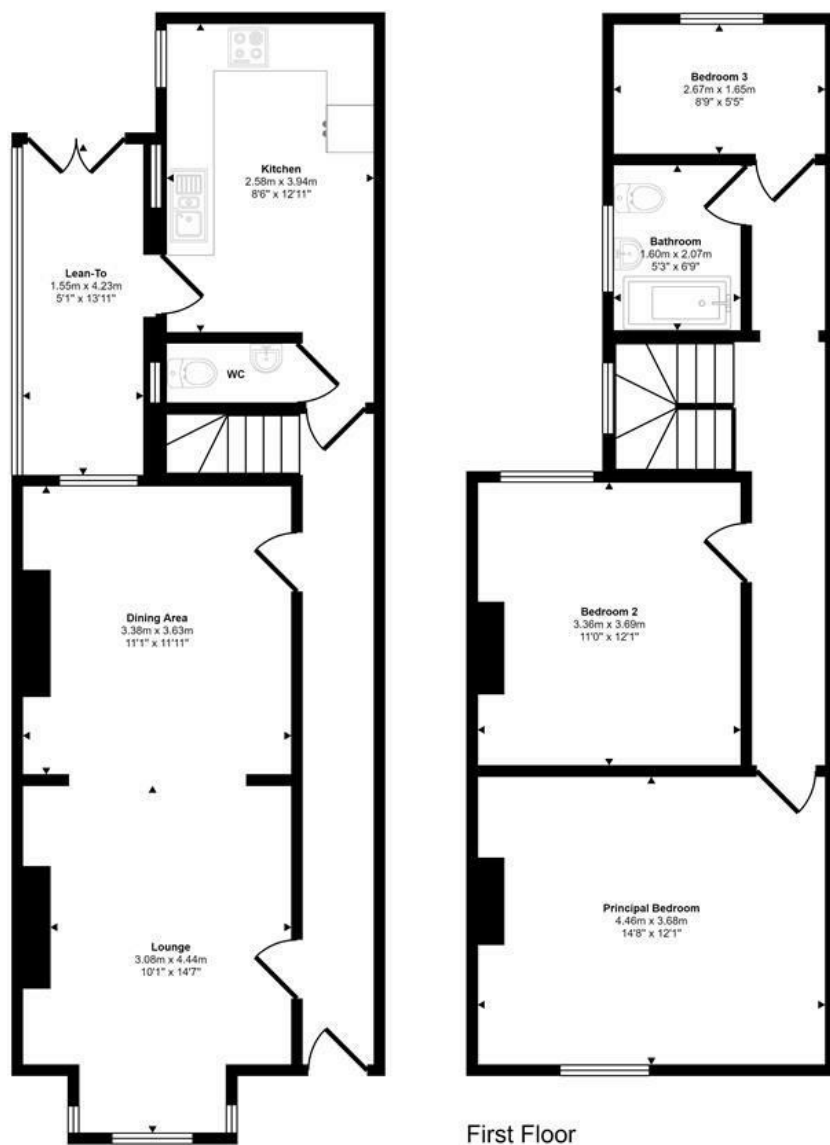




Smithfield Road | Norwich | NR1
Offers In The Region Of £360,000

abbotFox

Approx Gross Internal Area
107 sq m / 1151 sq ft



Ground Floor
Approx 58 sq m / 624 sq ft

First Floor
Approx 49 sq m / 526 sq ft

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.

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.



****OIRO £360,000 - £375,000**** abbotFox presents this hall entranced, terraced home. Having been sympathetically refurbished by the current owners, this spacious home, retains a sense of character and charm throughout, whilst offering all the conveniences you would want for modern family living.

The accommodation is neatly arranged over two floors, with the ground floor comprising an inviting entrance hall, cloakroom, spacious lounge diner, kitchen and lean-to. The first floor offers three bedrooms and a family bathroom accessed off landing. Externally, the non-bisected rear garden affords a high degree of privacy.

Ideally situated within easy reach of a wealth of local amenities and Norwich City Centre, an internal viewing comes highly recommended.

