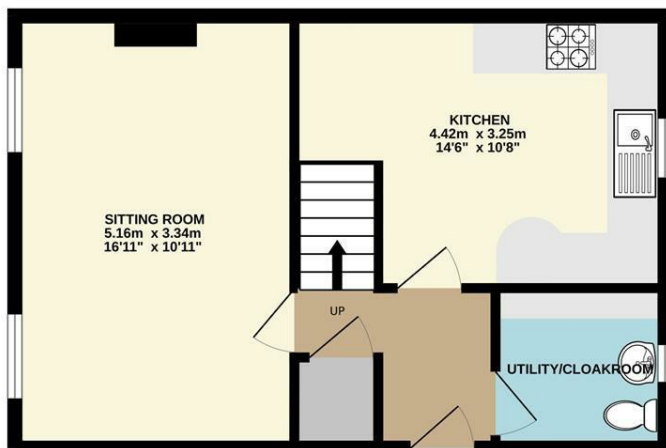




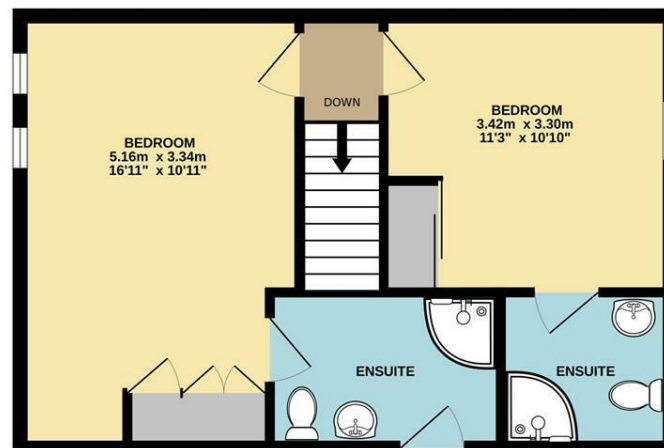
Mulberry Close | Norwich | NR3
Offers In Excess Of £230,000

abbotFox

GROUND FLOOR
39.8 sq.m. (428 sq.ft.) approx.



1ST FLOOR
40.1 sq.m. (431 sq.ft.) approx.



TOTAL FLOOR AREA : 79.8 sq.m. (859 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) A		
(81-91) B		
(69-80) C		
(55-68) D	59	62
(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.



abbotFox presents this chain free, stylish duplex apartment. Situated within a quiet close, a few minutes walk from the heart of Norwich City Centre, this home offers a convenience hard to match. Situated on the second floor of the block, the accommodation offers a sense of light and space throughout, with an inviting entrance hall, utility cloakroom, kitchen breakfast room and lounge diner. The upper floor offers two generous double bedrooms, both serviced with their own ensuite shower room. The property further benefits from allocated, undercover parking. An ideal opportunity for any buyer looking to enjoy City living, an internal viewing comes highly recommended.

