



College Road | Norwich | NR2  
 Guide Price £650,000

abbotFox

Approx Gross Internal Area  
 184 sq m / 1984 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		52	
(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 Bespoke presents this generous Edwardian end terraced house. Built-in 1908, this stunning home offers an array of accommodation over three storeys and retains a wealth of original character features. With a flexible layout offering six bedrooms to complement the four generous reception rooms, this home would be an ideal opportunity for any family looking to enjoy a sense of space. With far-reaching City views from the top floor, properties of this size and setting are rare, Located in the heart of the ever-popular Golden Triangle, this home offers easy access to a wide variety of local amenities and independent retailers. Externally, this home provides, private front and rear gardens, with the additional benefit of two garages set to the rear of the property. Properties of this calibre are rarely available, and an internal viewing comes highly recommended.

Guide price £650,000 - £675,000

The highly sought after NR2 area of Norwich sits just to the west of the City Centre and is often referred to as 'The Golden Triangle' due to its high desirability. Providing a wide range of amenities such as a Co-op, a Tesco Express, restaurants, takeaways and several parks. The NR2 area is also famed for its fantastic selection of public houses and a high number of local independent retailers. The vibrant City of Norwich is accessible by foot or a variety of regular bus routes are available including services to the City Centre, University of East Anglia, Norwich & Norfolk Hospital, Attleborough and many more making this location highly convenient for travelling in and around Norwich and the County of Norfolk.

