




College Road | Norfolk | NR2
PCM £1,900 PCM

abbotFox

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.



abbotFox lettings presents this rarely available, mid-terrace family home. Occupying a prime position, within the heart of the Golden Triangle, this three storey home offering city living, in a peaceful position.

Internal accommodation comprises; entrance hall, cloakroom, lounge, kitchen breakfast room and dining room to the ground floor. The first floor offers three comfortable bedrooms, and bathroom. The second floor; offering two double bedrooms with windows set into the eaves of the roof.

The Golden Triangle area of Norwich is exceptionally sought after and offers a wide variety of local amenities including, all levels of schooling, popular public houses, restaurants and parks. There are regular bus services into the city centre, the University and the Norfolk and Norwich Hospital and easy access to the A11 and A47.

