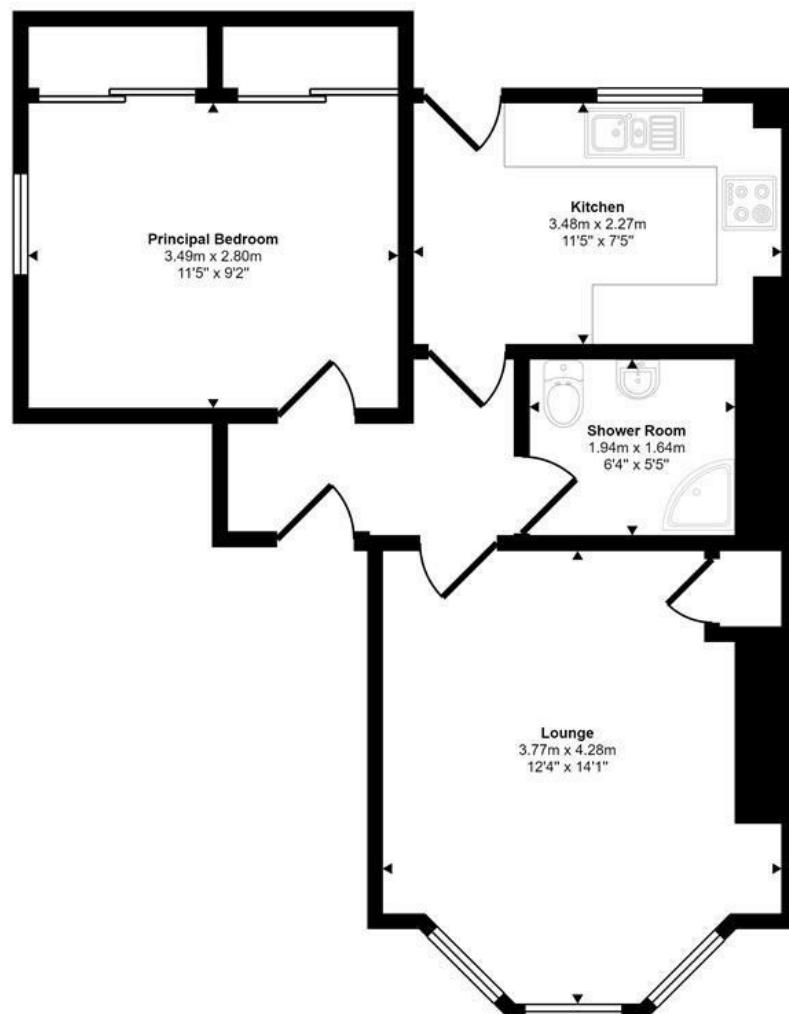




Waterloo Road | Norwich | NR3
 Guide Price £145,000

Approx Gross Internal Area
 44 sq m / 475 sq ft



Floorplan

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.

abbotFox presents this spacious, ground floor apartment with a private courtyard garden and off road parking. Set within the sought after and exceptionally well serviced NR3 area of Norwich, this home affords an exceptional degree of convenience with a wealth of local amenities and Norwich City Centre within walking distance.

The property itself offers a bright and spacious finish throughout. The accommodation is neatly arranged and comprises; entrance hall, lounge diner, kitchen, generous double bedroom and shower room. To the rear the property offers a private entrance via the courtyard garden, with access to secure storage and off road parking.

An ideal opportunity for any first time buyer or buy-to-let investor, this home demands an internal viewing to be appreciated.

Agents note: Upon purchasing the property you will become the owner of the freehold for the building.

