

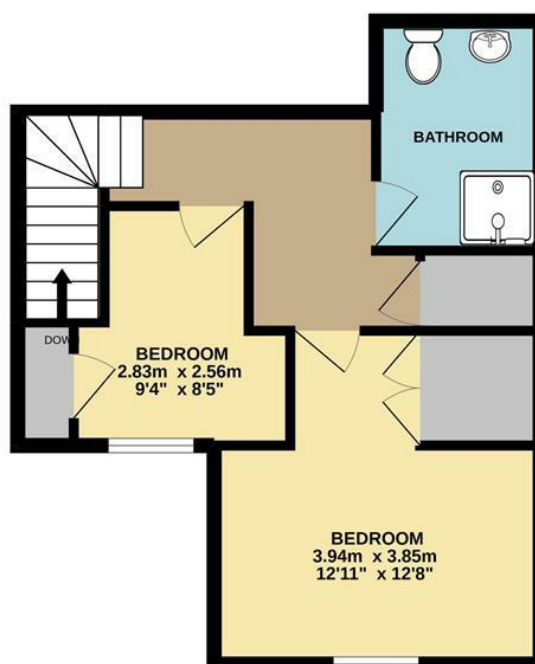
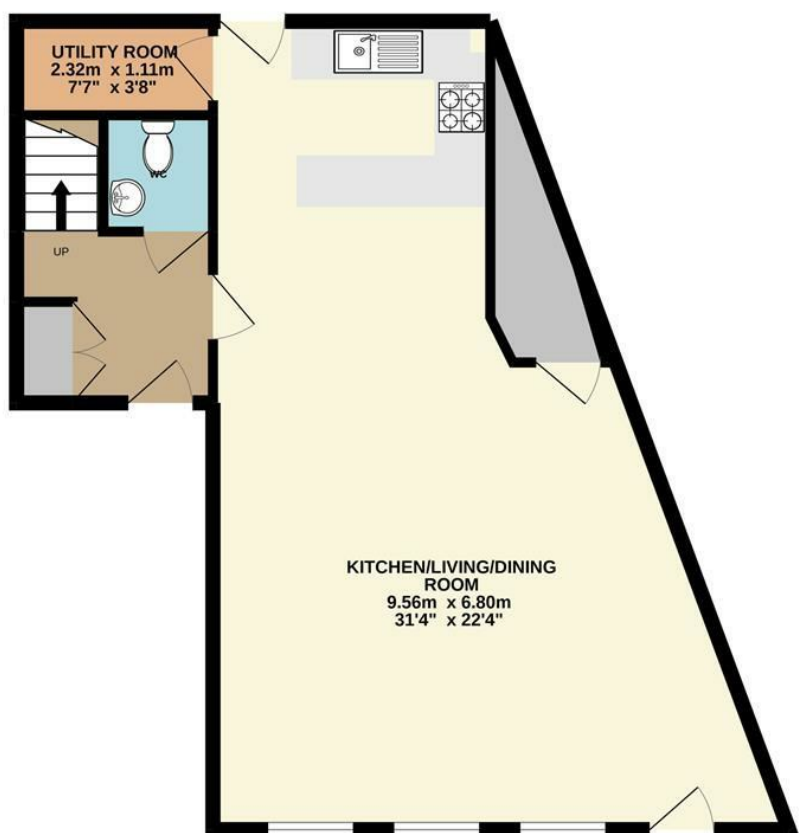


Yarmouth Road | Norwich | NR7  
 Guide Price £400,000

abbotFox

GROUND FLOOR  
 58.6 sq.m. (631 sq.ft.) approx.

1ST FLOOR  
 36.4 sq.m. (392 sq.ft.) approx.



TOTAL FLOOR AREA : 95.0 sq.m. (1023 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			77
(69-80) C			
(55-68) D		56	
(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 unique house situated in the desirable area of Thorpe St. Andrew. Offering an exceptional degree of privacy and well set back from the road, this home offers an idyllic river frontage, which offers a sense of peace and tranquillity hard to match.

Internally, the well-maintained accommodation offers two generous bedrooms and a family bathroom to the first floor. The ground floor offers an inviting entrance hall, cloakroom and utility room with an exceptional open plan living space, which opens up onto a private courtyard.

Externally, the property benefits from ample off road parking and car port, with a pathway leading to the private garden, and to the river.

Offered to the market with no onward chain, an internal viewing comes highly recommended to appreciate this rare opportunity.

Guide price £400,000 - £425,000

Tax Band - D

