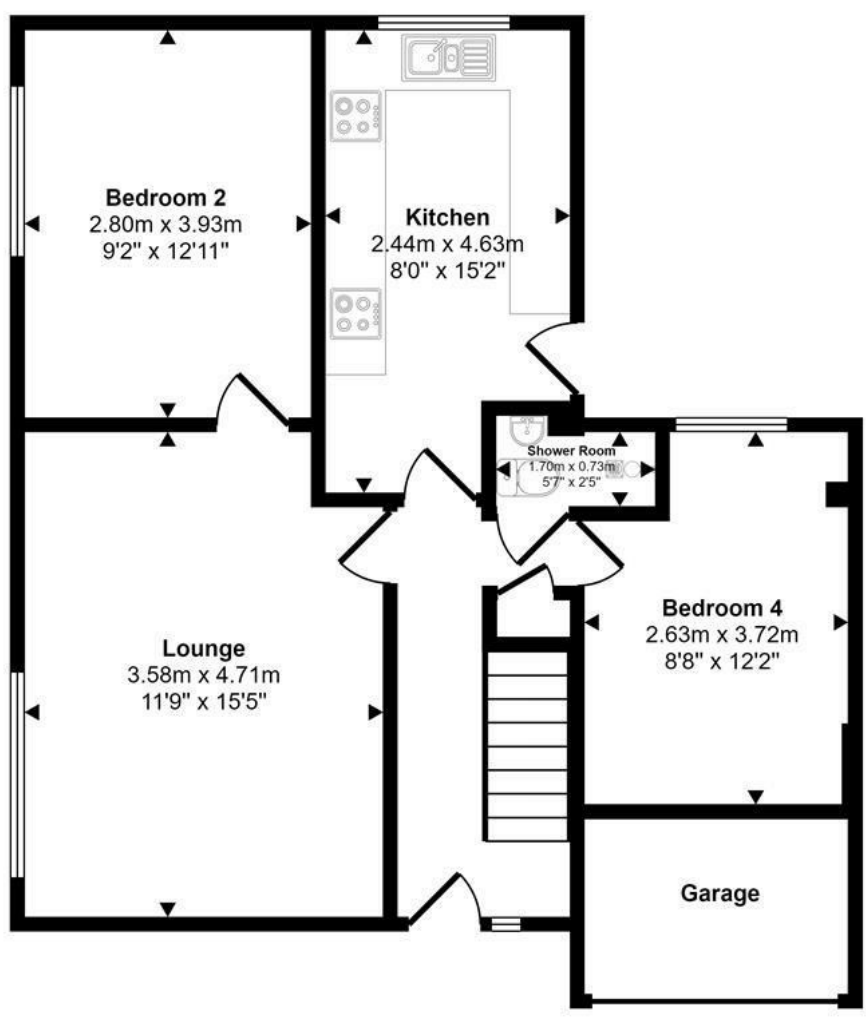




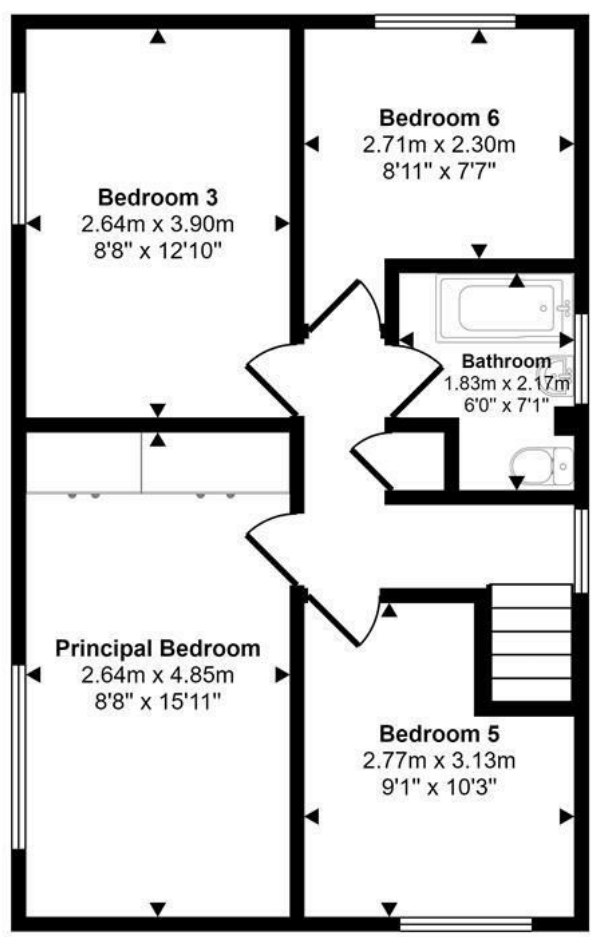
Holworthy Road | Norwich | NR5
 Guide Price £280,000



Approx Gross Internal Area
 113 sq m / 1211 sq ft



Ground Floor
 Approx 63 sq m / 683 sq ft



First Floor
 Approx 49 sq m / 528 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(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.

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.



abbotFox presents this substantial, detached house which is offered to the market with no onward chain. Set within easy of a wealth of local amenities, and easy road links to both the University, Hospital and Norwich City Centre, this property offers a convenience hard to match.

Internally the ground floor of the property comprises; an inviting entrance hall, lounge diner, kitchen breakfast room, shower room, and two further rooms, previously used as double bedrooms, but could easily be used as additional reception rooms for a family. The first floor offers four generously proportioned bedrooms and a family bathroom off landing. Externally, the spacious frontage offers ample off road parking for several vehicles to both the front and side of this home. The enclosed rear garden comprises; a spacious lawn and generous patio area with a high degree of privacy.

An ideal opportunity for a growing family or an investor, internal viewing comes highly recommended to appreciate the space on offer.

Guide price £280,000 - £290,000

