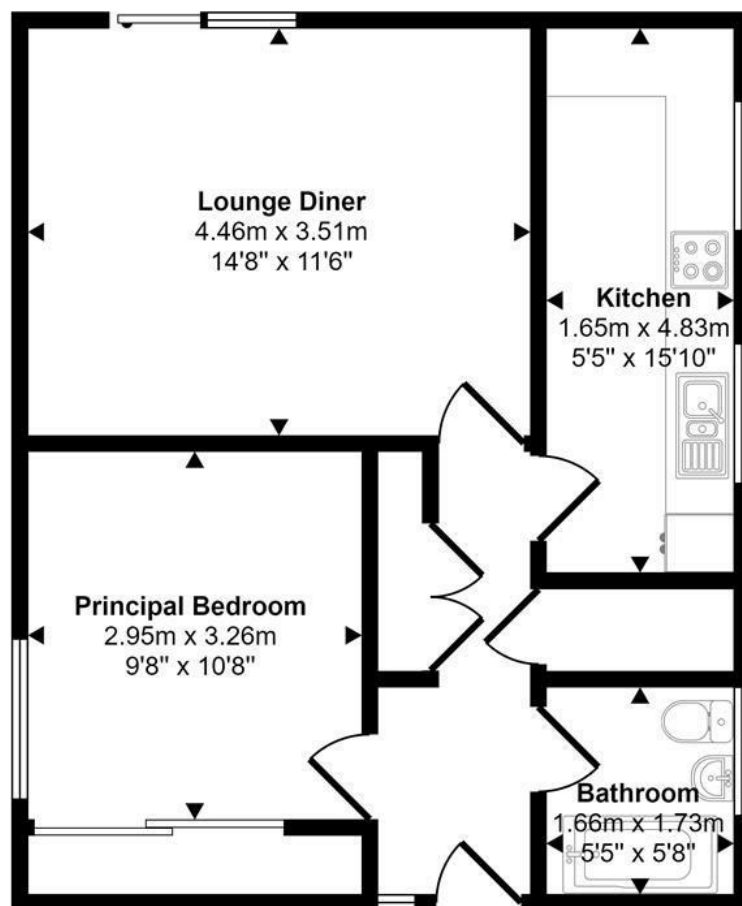




Anchor Street | Norwich | NR3  
 £175,000

abbotFox

Approx Gross Internal Area  
 47 sq m / 511 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 exceptional, ground floor garden flat. Situated within NR3, with a wealth of amenities on the doorstep and within walking distance of Norwich City Centre, this home has been meticulously improved and well maintained by the current owner.

The internal accommodation comprises; inviting entrance hall, lounge diner, modern fitted kitchen with built-in fridge freezer and dishwasher, generous double bedroom with a fitted wardrobe with grey sliding doors, and a family bathroom. Externally, this home offers a spacious, enclosed private garden with patio seating area and access to a private secure storage shed. Residents permit car parking is also available.

An internal viewing comes highly recommended to appreciate this home.

