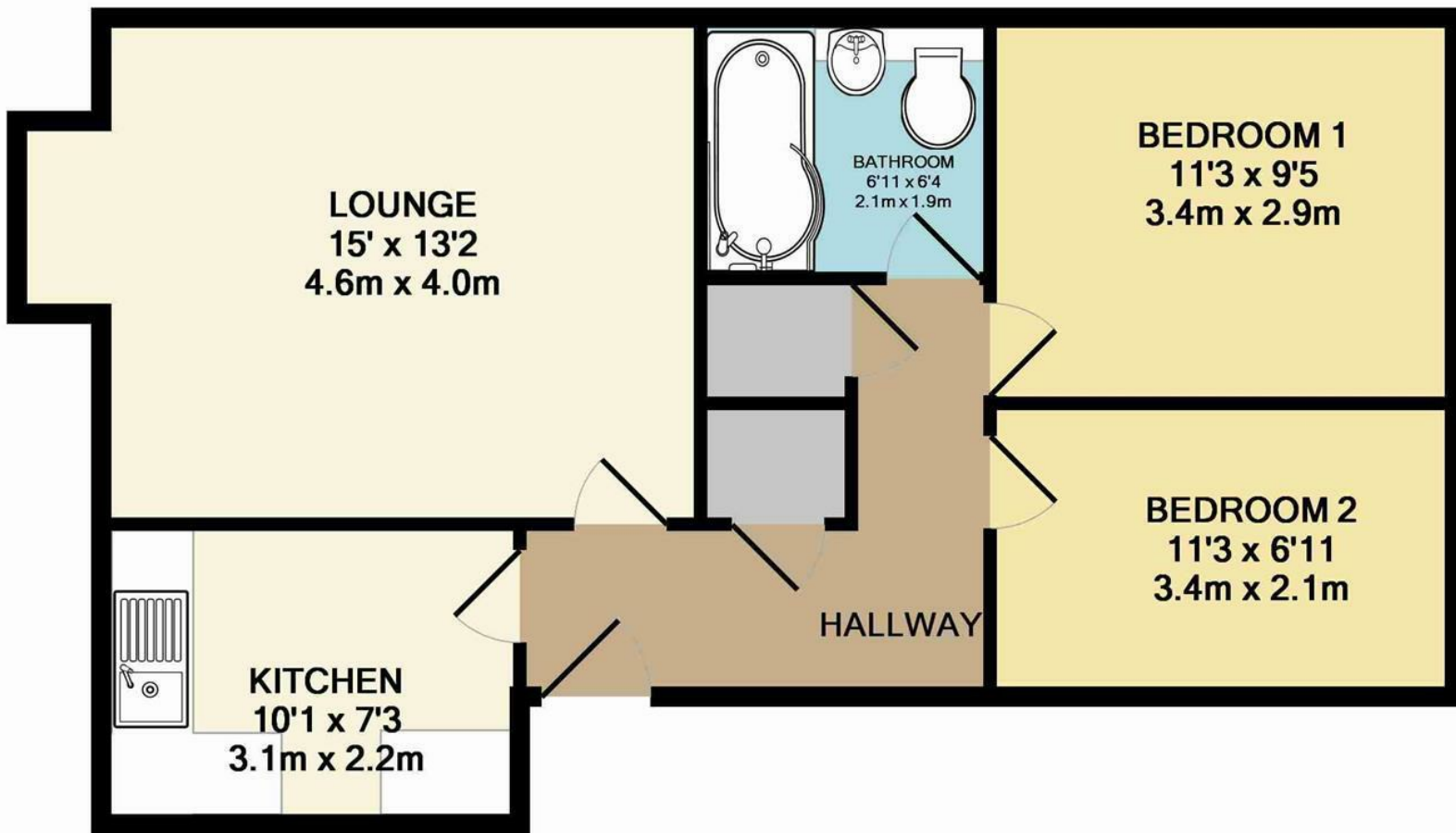




Guardian Road | Norwich | NR5  
 Guide Price £140,000



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		
	78	84
<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.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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abbotFox presents this spacious, first floor apartment. Located within easy reach of nearby amenities and offering excellent transport links into and out of Norwich, this home represents an ideal opportunity for any first time buyer or buy-to-let investor. The accommodation comprises; entrance hall, lounge diner, kitchen, two double bedrooms and a family bathroom . An internal viewing comes highly recommended to appreciate the space on offer.

Situated to the west of Norwich with good access to the A47 and A11. The area is served by all levels of schooling and offers a range of amenities including shops, doctors and dentist surgeries. There are regular bus services into Norwich with a park and ride service from the Norfolk Showground.

