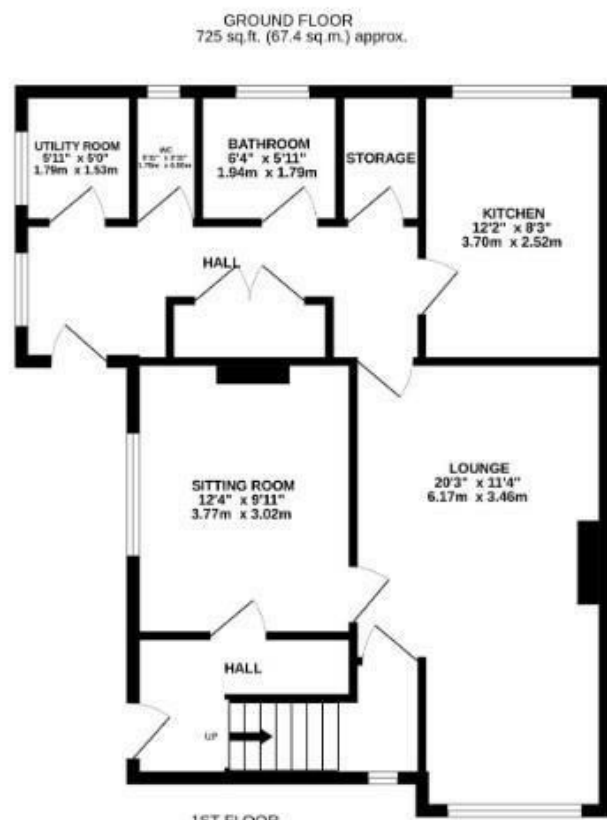




North Walsham Road | Norwich | NR12  
 Guide £160,000

abbotFox



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2024

| 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 well proportioned three bedroom semi detached house in a non estate location with an established assured shorthold tenant paying £750 pcm (£9,000 pa). The property has oil central heating, sealed unit double glazing and is in a well proportioned garden with off road parking.

The accommodation comprises; entrance hall, lounge, dining room, kitchen and family bathroom, with the first floor offering three bedrooms. Externally the provides off road parking and a garage, with a generous garden which backs onto farmland.

Located close to the fringe of the suburbs of Sprowston and Old Catton, this home is well placed for access to The Northern Distributor Road, Norwich Airport and the Norfolk Broads. An internal viewing comes highly recommended.

