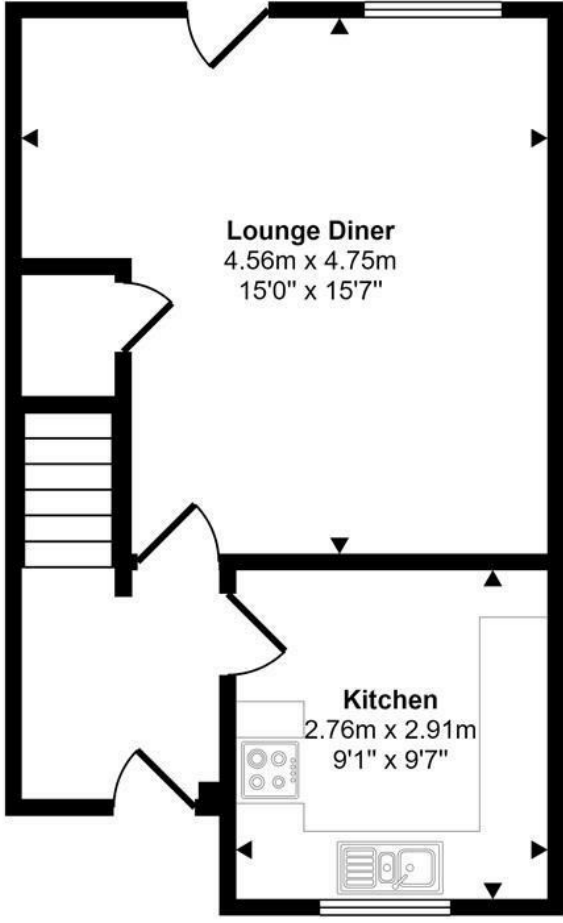




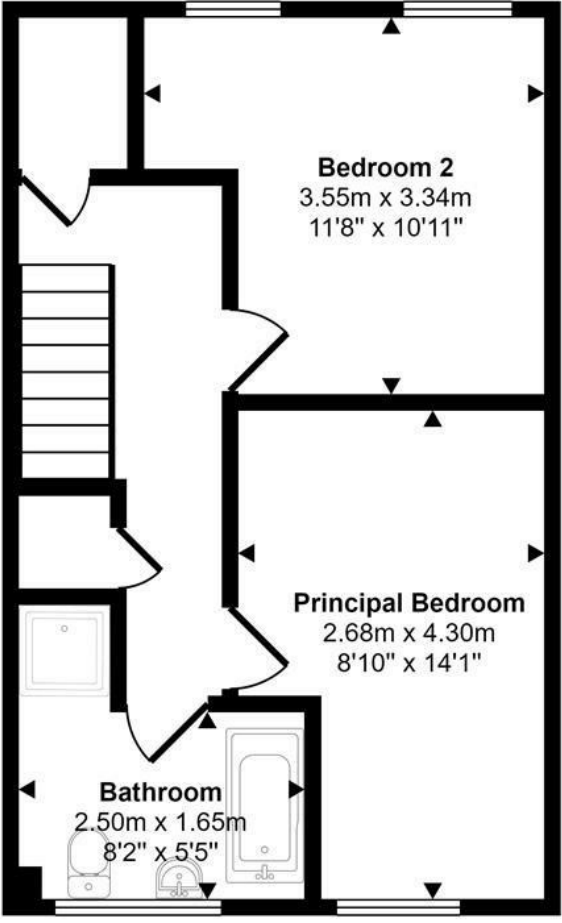
Eleanor Road | Norwich | NR1
 Guide Price £265,000



Approx Gross Internal Area
 71 sq m / 764 sq ft



Ground Floor
 Approx 34 sq m / 370 sq ft



First Floor
 Approx 37 sq m / 394 sq ft

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 presents this spacious, two bedroom home. Situated on a popular road within easy reach of Norwich City Centre and a wealth of local amenities, this home represents an ideal opportunity for any first time buyer.

The accommodation is neatly arranged over two floors and comprises; entrance hall, lounge diner and kitchen to the ground floor. The first floor offers two spacious double bedrooms and a family bathroom with walk-in shower. Externally, the rear garden offers a high degree of privacy, and further benefits from a detached brick-built outbuilding. An internal viewing comes highly recommended to appreciate this home.

Guide price £265,000 - £280,000

