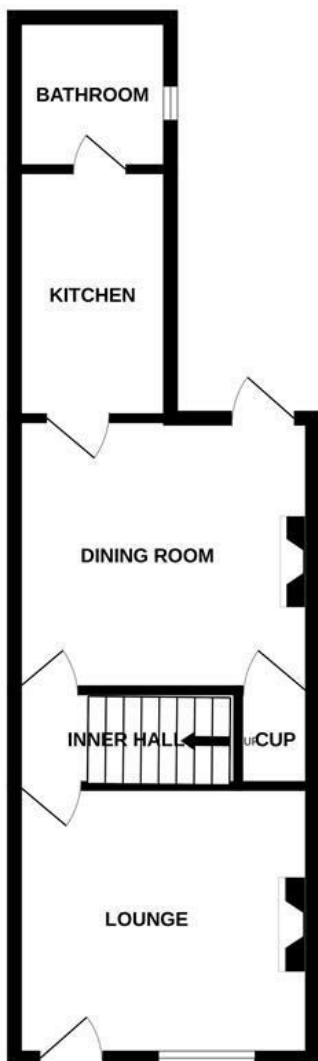




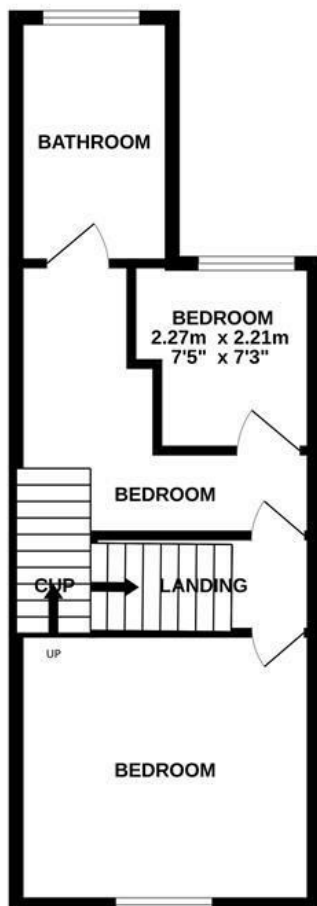
Hotblack Road | Norwich | NR2  
 Guide £240,000

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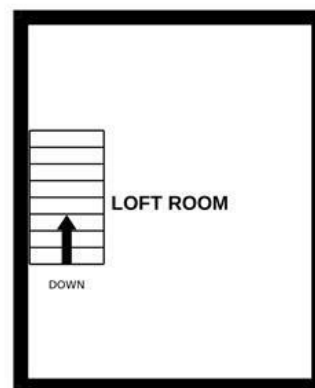
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 enviably located, two/three three-bedroom Victorian terrace.

Accommodation briefly comprises; a sitting room, dining room, modern kitchen and ground floor shower room. The first floor provides two bedrooms and a bathroom off of the landing.

There is an attic room also.

The property benefits from a non-bisected garden and is being sold with no onward chain.

The property is conveniently located west of Norwich within walking distance of the city and the University of East Anglia, as well as popular public parks, public houses, and restaurants. There are also regular bus services into the city centre and out to the Norfolk and Norwich Hospital.

