



Yarmouth Road | Norwich | NR7
Offers In Excess Of £185,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	70
(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 chain free, purpose built ground floor apartment that overlooks the River Yare. Located within the popular residential area of Thorpe St Andrew, this home offers a high degree of convenience with a wealth of local amenities within walking distance and easy access to Norwich Station and the City Centre.

The apartment itself comprises; an inviting entrance hall, spacious lounge diner, kitchen, two double bedrooms and a family bathroom. With the property also offering an allocated parking space, and with availability to acquire a mooring, properties in this setting are rarely available. An ideal home for any first time buyer or buy-to-let investor, an internal viewing comes highly recommended.

