

abbotFox



Norwich, NR4
£260,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







THE DETAIL_____

abbotFox presents this well-positioned three-bedroom mid-terrace home. Ideally located within walking distance of the University of East Anglia and the serene Eaton Park, this property offers an excellent opportunity for first-time buyers, families, or investors seeking a foothold in one of Norwich's most convenient residential areas.

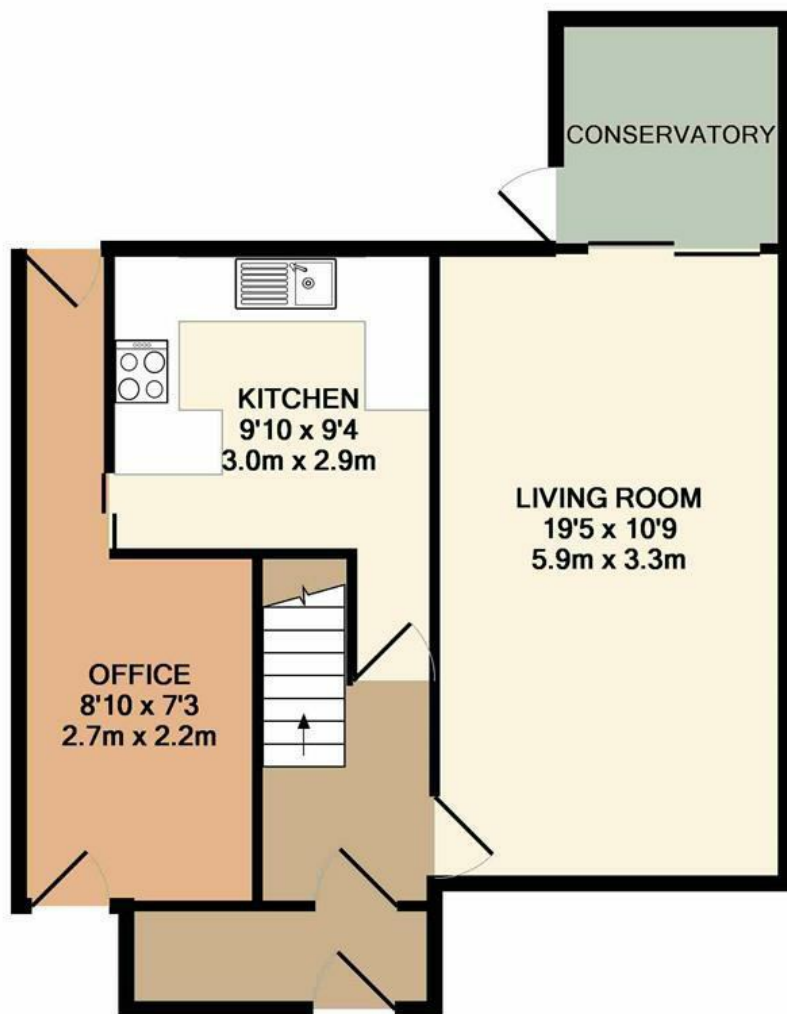
The ground floor comprises; entrance porch, hall leading to a spacious lounge, conservatory, kitchen and additional reception room, which could be utilised as a bedroom. Upstairs, the property features three well-proportioned bedrooms and a bathroom and WC. Externally, the home benefits from front and rear gardens.

Situated in the sought-after NR4 postcode, this home enjoys proximity to a range of local amenities, including supermarkets, cafes, and schools. Excellent transport links provide easy access to Norwich city centre and surrounding areas, making daily commutes and weekend outings hassle-free.

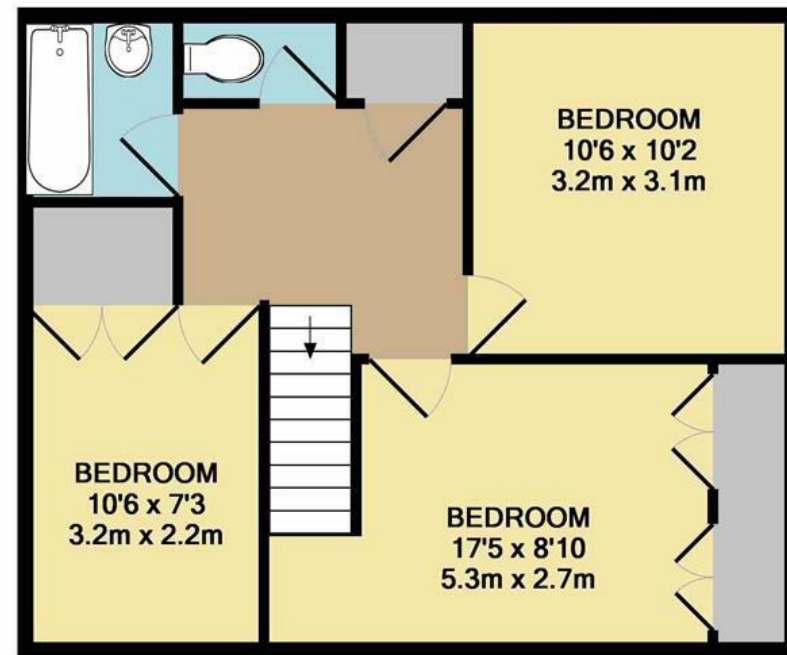


THE HIGHLIGHTS____

- Generous mid terraced house
- Three bedrooms
- Generous living accommodation
- Potential to create Student accommodation
- Close to local amenities
- Viewing advised



GROUND FLOOR
APPROX. FLOOR
AREA 542 SQ.FT.
(50.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 454 SQ.FT.
(42.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 996 SQ.FT. (92.5 SQ.M.)

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 is made as to their condition or efficiency.

Let's talk

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox 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 purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.