




St. Johns Close | Norwich | NR1  
Guide Price £145,000

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		
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.

**\*Let out for £750PCM\*** abbotFox presents this single storey facility in a prominent roadside position with glazed frontage. The accommodation is currently divided in to several distinct areas, and has clear the potential to be turned into a salon/beauty room and is situated within a popular parade of shops, to the south of Norwich. An internal viewing comes highly recommended.

Guide Price £145,000-£160,000

