

abbotFox



Albany Road, Norwich  
£270,000

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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 deceptively spacious and well positioned home, ideally located within easy reach of local amenities and transport links in the heart of the sought after NR3 area of Norwich.

Occupying a sought-after residential position, this home offers well-balanced accommodation across two floors. The ground floor comprises a bright and inviting sitting room, leading through to a generous kitchen dining space, perfectly suited to modern living and entertaining. The ground floor is completed with a utility cloakroom. To the first floor, the property offers two well proportioned bedrooms, with the rear bedroom serviced with an en-suite bathroom. Externally, the property benefits from a private rear garden, providing a private space ideal for relaxing or entertaining.

An ideal opportunity for a first time buyer, this home demands an internal viewing to be appreciated.

Guide price £270,000 - £280,000

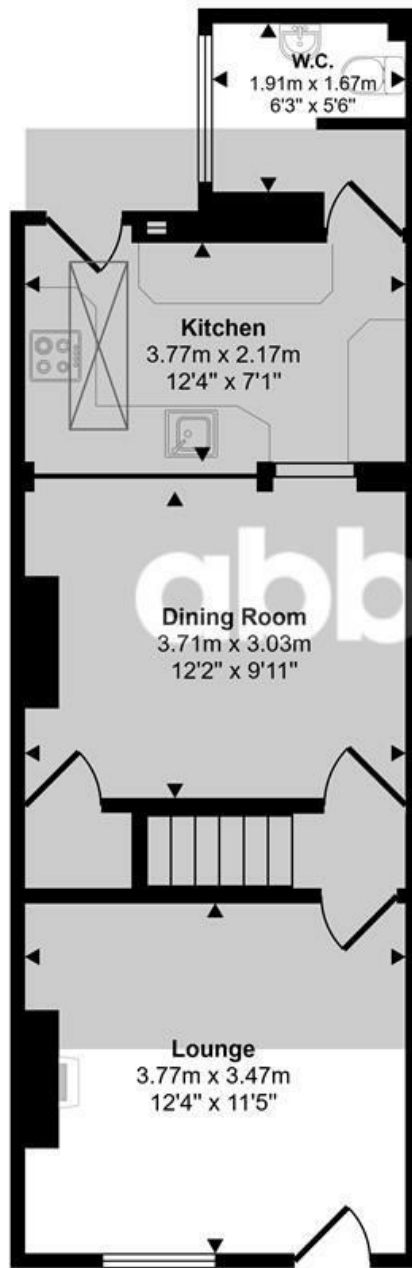






## THE HIGHLIGHTS \_\_\_\_\_

- Guide price £270,000 - £280,000
- Extended terraced house
- Stunning kitchen diner
- Two double bedrooms
- Private gardens
- Easy access to Norwich City Centre
- Convenient location
- Ideal first time buy
- Internal viewing advised



Ground Floor  
Approx 43 sq m / 458 sq ft



First Floor  
Approx 36 sq m / 382 sq ft

EPC RATING -

*Let's talk*

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