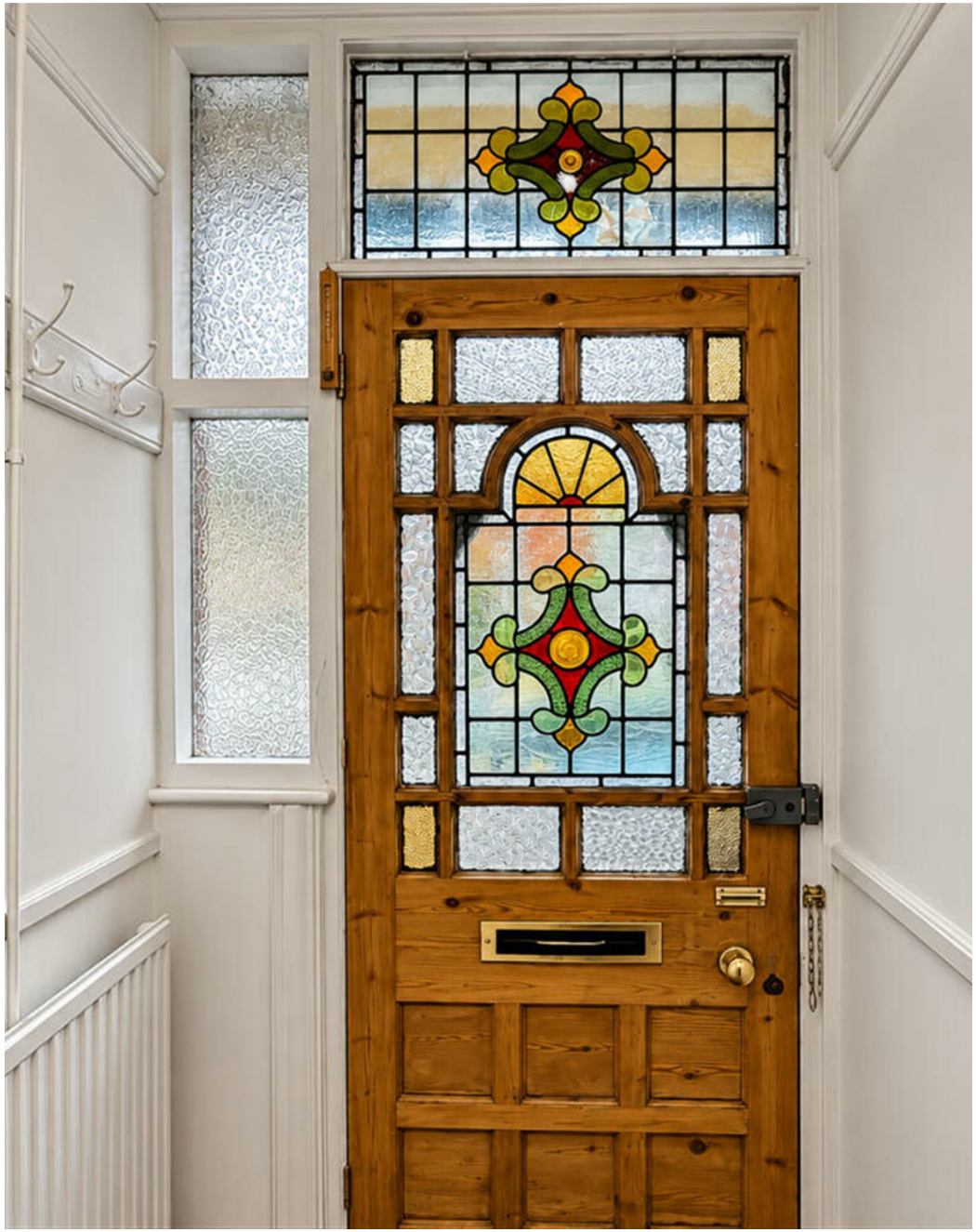

abbotFox

Wood Street, Norwich
£425,000

“

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 I **Branch Partner**











THE DETAIL___

abbotFox presents this charming period terraced home showcasing an attractive red-brick façade, decorative architectural detailing and a distinctive bay window.

Accommodation
The property enjoys an appealing traditional frontage, with an entrance approached through a wrought-iron gate and enclosed by brick walling and railings. Its characterful exterior offers an inviting first impression, with period features adding to its timeless appeal. The ground floor offers an inviting entrance hall, two generous reception rooms, kitchen breakfast room and shower room. The first floor offers three bedrooms and a spacious family bathroom, which are independently accessed off the landing. The property further benefits from an enclosed, private rear garden.

Location
Situated on Wood Street, the property enjoys a convenient position within Norwich, offering access to the city centre and its extensive range of shops, restaurants, cafés and cultural attractions. The location is well suited to those seeking the convenience of city living, with everyday amenities and transport connections within easy reach.

Buyers
An exceptional opportunity for any professional couple or young family, looking to enjoy space without compromising on convenience.

Our Agent's View
"An attractive period property with plenty of kerb appeal. The traditional red-brick frontage, decorative detailing and distinctive bay window give this home real character, whilst its convenient Norwich location makes it an appealing proposition for a variety of buyers."



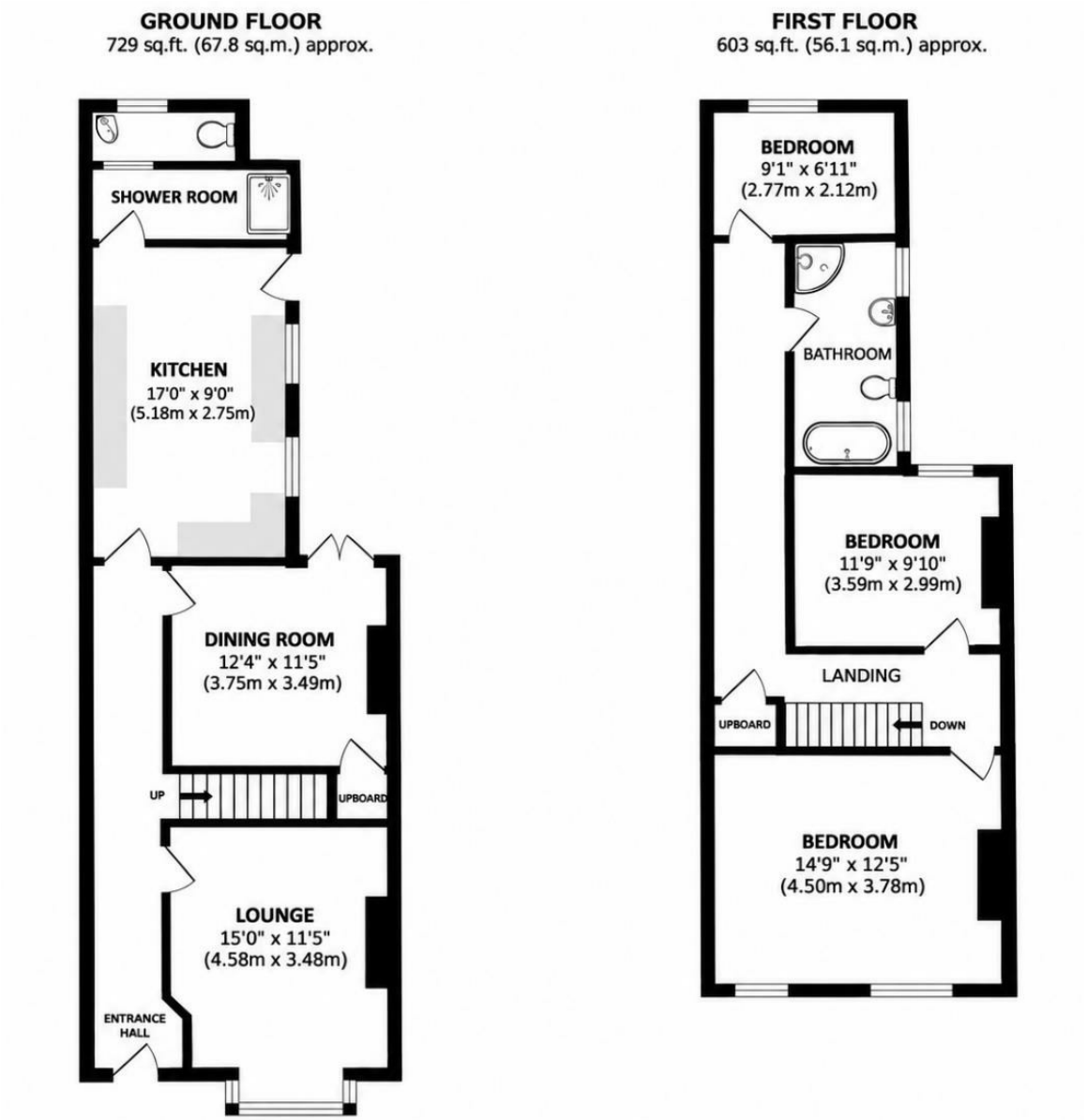






THE HIGHLIGHTS___

- No onward chain
- Character features throughout
- Convenient City Centre location
- Three bedrooms and bathroom off-landing
- Two reception rooms
- Downstairs shower room
- Ideal family home
- Viewing advised



TOTAL FLOOR **AREA:** 1,373 sq.ft. (123.9 sq.m.) approx.

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 as to their operability or efficiency can be given.

Let's talk
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sales@abbotfox.co.uk
@abbotfox

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.