

abbot**Fox**



Norwich, NR1
Guide £210,000

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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

Colin McKenzie | **Branch Partner**







THE DETAIL_____

abbotFox presents this chain free, mid terraced home, set within easy reach of Norwich City Centre.

Accommodation

The accommodation is arranged to offer well-proportioned living space, with a welcoming sitting room featuring a traditional fireplace and large window allowing natural light to fill the room. The adjoining dining area provides a versatile second reception space, creating the ideal setting for entertaining or day-to-day living. The galley style kitchen offers a practical layout with a range of fitted storage, work surfaces and views towards the garden, while the ground floor bathroom is positioned beyond. Upstairs, the property provides two double bedrooms, with a third bedroom accessed off the rear double. Outside, the property enjoys a low-maintenance frontage and attractive façade, with the rear offering a private courtyard with outbuilding.

Location

Ideally positioned within a sought-after pocket of Norwich, offering convenient access to a wide range of local amenities, independent cafés, shops and green spaces. The property is within easy reach of Norwich city centre, providing an extensive selection of restaurants, shopping facilities and cultural attractions, while excellent transport links include regular bus routes and Norwich train station, ideal for commuters. The nearby Riverside development, Carrow Road and scenic riverside walks further enhance the appeal of this popular location.

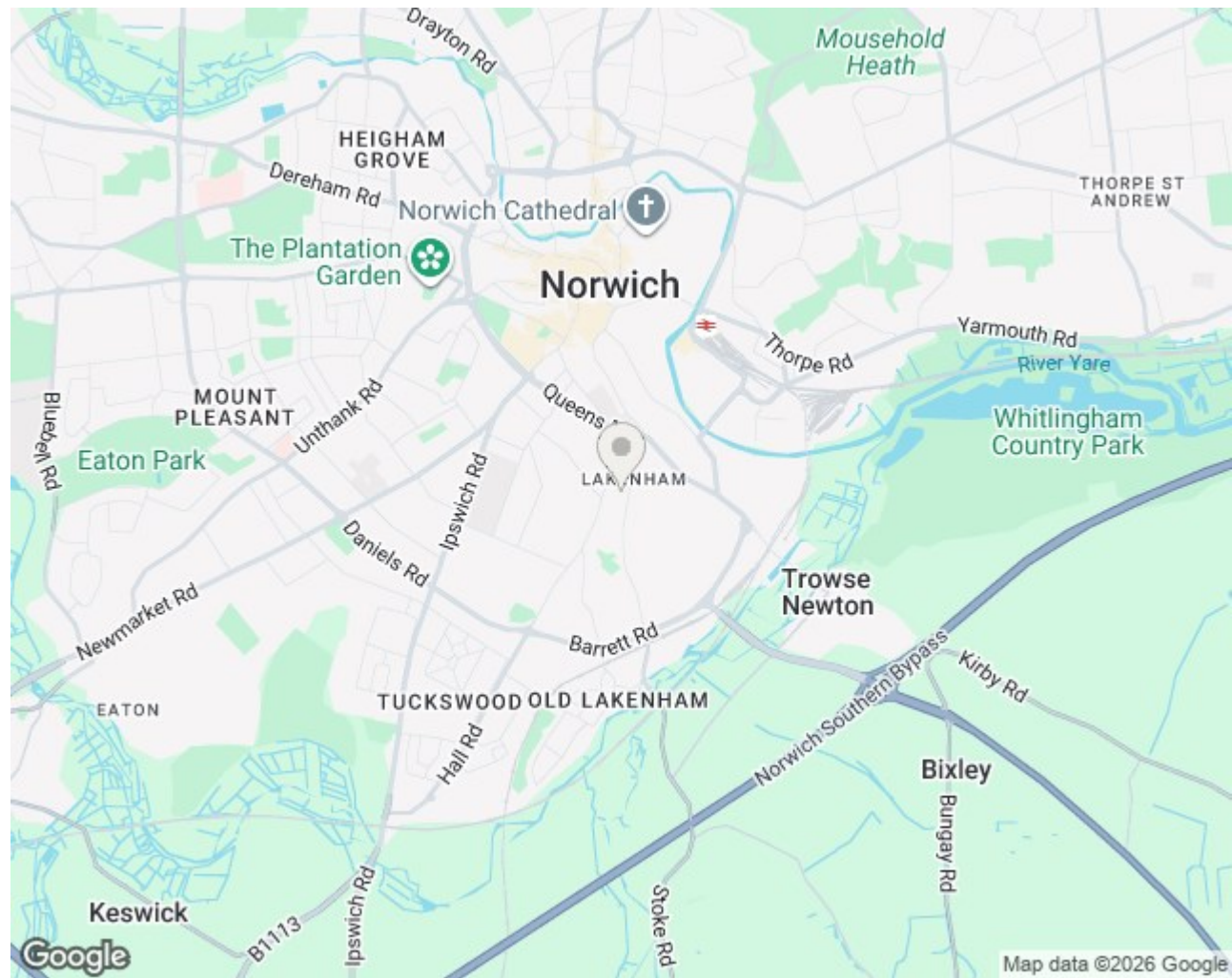
Buyers

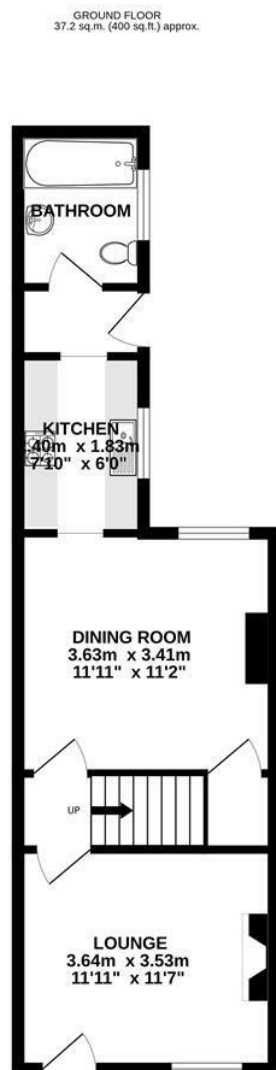
An ideal first home or investment opportunity, this chain free property offers a high degree of convenience for any buyer with a wealth of amenities on the doorstep.

Our Agent's View

"This property perfectly captures what buyers love about Norwich's Victorian terraces; character, convenience and fantastic potential. The property offers bright and versatile accommodation, and a location that continues to be incredibly popular with those wanting city living with a neighbourhood feel."







THE HIGHLIGHTS

- Mid terraced house
- Three bedrooms
- Two reception rooms
- Close to local amenities
- Ideal first time buy or investment opportunity
- No onward chain
- Viewing advised
- *Guide £210,000 - £225,000*

TOTAL FLOOR AREA : 68.7 sq.m. (740 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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Let's talk

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EPC RATING - D

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