



abbotFox

Guardian Road, Norwich  
£975

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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 is delighted to offer this well-presented, fully furnished ground-floor apartment, ideally situated west of Norwich, close to the University of East Anglia (UEA) and Norfolk & Norwich Hospital (N&N).

The property is currently undergoing full redecoration, including a modern fitted kitchen and an upgraded contemporary shower room. With a spacious layout and large living area, this apartment offers both comfort and convenience—perfect for students, professionals, or those looking for a well-connected home.

Upon entering the apartment, you are welcomed into a bright entrance hall with carpeted flooring, a storage cupboard, and an airing cupboard for additional space.

The living room is generously sized, featuring carpeted flooring and a window overlooking the rear aspect, allowing plenty of natural light.

The kitchen is modern and practical, fitted with laminate flooring, a range of wall and base units, a drainer sink, washing machine, electric oven, and hob. A window to the rear aspect enhances the bright and airy feel of the space.

Both bedrooms are doubles, each with carpeted flooring and front-facing windows, providing a comfortable and peaceful setting.

The newly upgraded shower room includes a shower unit, low-level WC, and wash hand basin, offering a stylish and modern finish.

Outside, the property benefits from an allocated parking space, adding to the convenience of this fantastic apartment.

Call abbotFox today to arrange a viewing!



## THE HIGHLIGHTS ---

- EPC Rating: D
- Furnished
- Close to UEA and N&N
- Ground floor flat
- 2 Double bedrooms
- Allocated parking space

*Let's talk*

01603 660000

[sales@abbotfox.co.uk](mailto:sales@abbotfox.co.uk)

[@abbotfox](https://www.abbotfox.co.uk)

**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.