

NORTHCOTE ROAD

NORWICH NR3

£1,250

abbotFox presents this immaculate three/four bedroom property, situated on a popular road just North of the city centre.

Perfect for students and sharers, accommodation comprises of an entrance hall, living room, kitchen, shower room and a downstairs bedroom/dining room. Upstairs, the landing leads to three further good sized double bedrooms. Outside there is a garage, plus a low maintenance garden.

Available on a furnished basis immediately, it is imperative to call and enquire to avoid disappointment.



Bedrooms 4

Receptions 1

Bathrooms 1



Would you like your property valued?

Call 01603 660000 or visit [abbotFox.co.uk](https://www.abbotFox.co.uk) for an instant valuation



FLOOR PLAN

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.

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