



**Canfor Road, Rackheath, Norwich, Norfolk, NR13 6SP**  
**Asking Price £225,000**

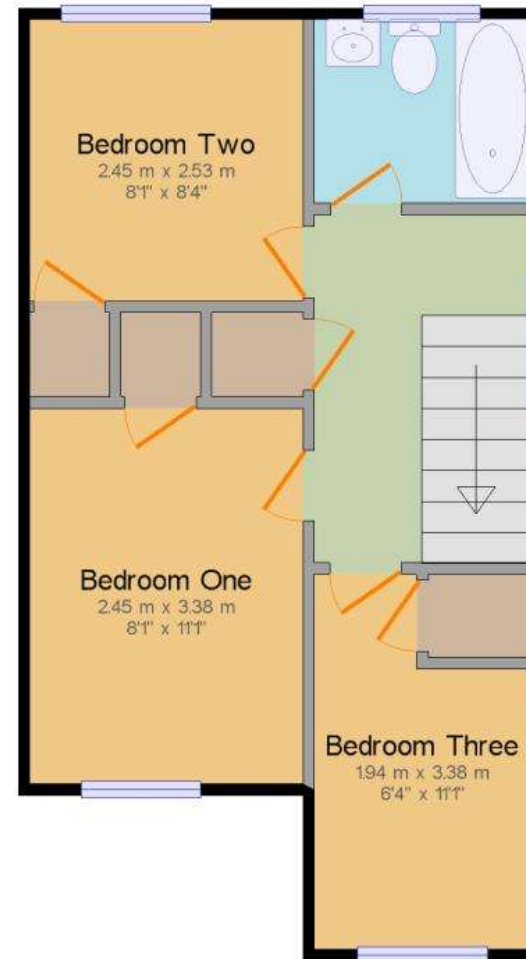
**Abbotts**







Ground Floor



1st Floor

Total approx floor area: 727.0 ft<sup>2</sup> (67.5 m<sup>2</sup>)  
 Ground Floor: 363.5 ft<sup>2</sup> (33.8 m<sup>2</sup>)  
 1st Floor: 363.5 ft<sup>2</sup> (33.8 m<sup>2</sup>)



Standing on the edge of this well served village offers an array of amenities and local services, including a local primary school, railway line, post office/village shop and public house. The Broads capital of Wroxham lies within 3 miles. Norwich City centre is only 6 miles away and the coast is also accessible.

Perfectly positioned and offered with no onward chain is this three bed roomed semi detached house in the popular village of Rackheath. Accommodation comprises of entrance hall, sitting room and kitchen diner, with patio doors leading to the garden. Upstairs, three bedrooms lead from the landing, in addition to the family bathroom. Outside, the enclosed garden to the rear offers low maintenance decking and lawn, detached garage and ample off road parking. Viewing is highly recommended to appreciate the property.





[www.abbotts.co.uk](http://www.abbotts.co.uk)

Viewing arrangement by appointment

**01603 783838**

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Broads Centre, Wroxham, Norwich, Norfolk, NR12 8AJ



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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details.

**Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.**

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