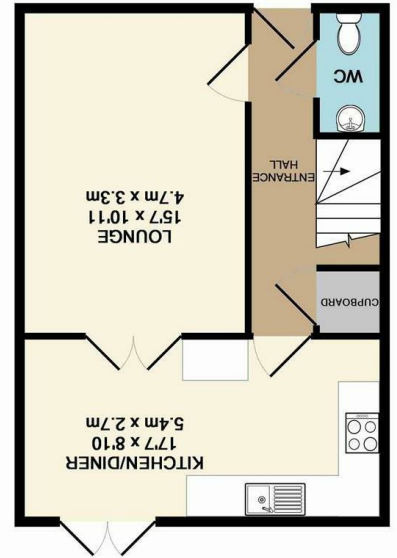
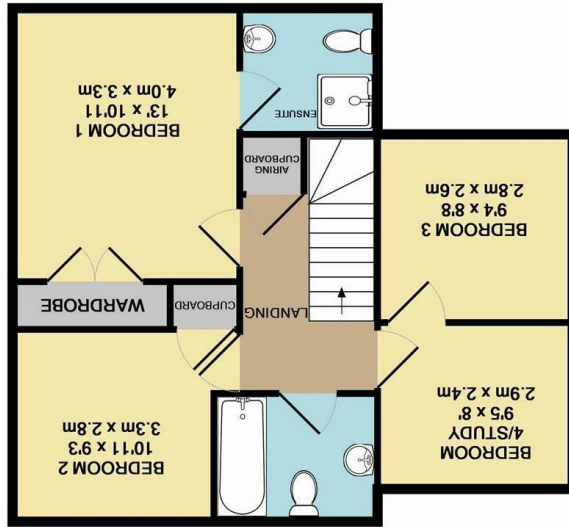


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as 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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GROUND FLOOR



1ST FLOOR



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.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	81
Potential	93

Energy Efficiency Rating



Norfolk Property online.

Vanguard Chase | Norwich | NR5
 Offers in excess of £245,000

Norfolk Property Online presents a semi detached house on the sought after Hampdens development to the West of Norwich. The property features an entrance hall, sitting room with hard wood flooring, kitchen breakfast room and ground floor w/c. On the first floor there are three double bedrooms with one having been split to create an additional office space which can be utilised or converted back to its original layout. There is also a three piece family bathroom and a master en suite shower room. To the side the property benefits from off road parking and car port with an enclosed garden to the rear.

