

# Norfolk Property online.



**15A Clarence Road, Norwich, NR1 1HH**

**Offers in excess of £150,000**

Norfolk Property Online presents a fantastic two bedroom duplex apartment within a short distance from the City Centre and train station. The property features secure access with stairs to the first floor landing, modern fitted kitchen, sitting room with bay window to front, bedroom two, shower room and WC. A set of stairs takes you to a second floor landing where the master bedrooms offers beautiful views over the city and an en-suite WC.

The city of Norwich offers historical architecture, modern designed shopping malls and a bustling market place. It also boasts pretty lanes offering boutique shopping, a wide range of popular cafes and bars and a wide variety of restaurants.

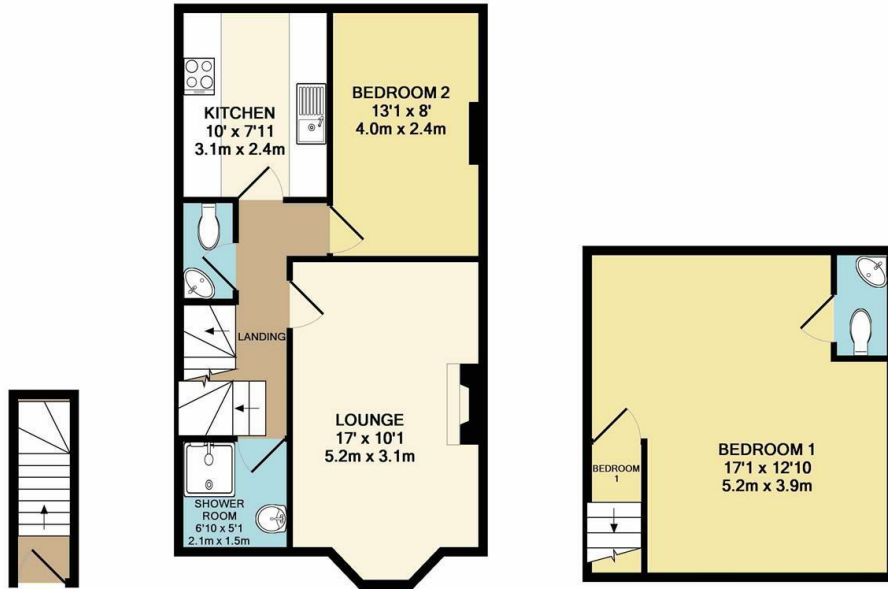


**Norfolk's local  
online agent.**

90 St Faiths Lane, Norwich, NR1 1NE

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ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 31 SQ.FT.  
(2.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 456 SQ.FT.  
(42.4 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 271 SQ.FT.  
(25.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 759 SQ.FT. (70.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**SELL YOUR HOME WITH US FROM JUST £695<sup>+VAT</sup>**

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