

Norfolk Property online.



Thorpe Hamlet, Norwich, NR1

Guide price £240,000

Norfolk Property Online presents this stunning, newly refurbished four storey home located in the popular Thorpe Hamlet area of Norwich.

Providing flexible accommodation comprising; on the ground floor, a porch entrance with a spacious lounge and family bathroom. Stairs lead down to a separate dining room and stunning kitchen breakfast room, that leads to a private, enclosed, walled garden. The first floor provides two double bedrooms, with a spacious attic room accessed off the landing via a spiral staircase. The property has been well maintained by the current owner.

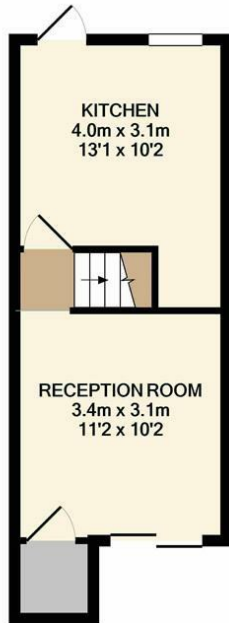


90 St Faiths Lane, Norwich, NR1 1NE

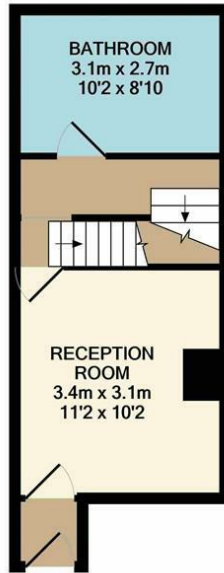
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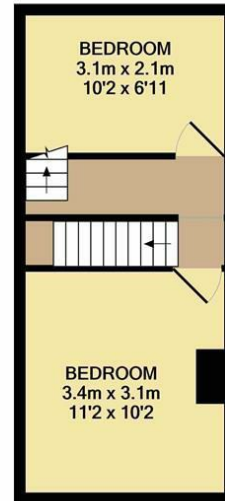
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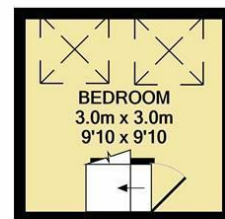
BASEMENT LEVEL
APPROX. FLOOR
AREA 23.9 SQ.M.
(258 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 22.4 SQ.M.
(242 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 21.5 SQ.M.
(232 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 9.1 SQ.M.
(98 SQ.FT.)

TOTAL APPROX. FLOOR AREA 77.0 SQ.M. (828 SQ.FT.)

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) A	81
(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
(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



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