



## **1 Colman Road, Norwich, NR4 7AG**

**Offers in excess of £300,000**

Norfolk Property Online presents an ideal renovation opportunity with easy access to a wealth of local amenities and the University of East Anglia. Offering four bedrooms and an ample amount of living space this property would be perfect as a family home.

The highly sought after NR4 area of Norwich sits just to the west of the City Centre and is often referred to as 'The Golden Triangle' due to its high desirability. Providing a wide range of amenities such as a Co-op, a Tesco Express, restaurants, takeaways and several parks. The NR4 area is also famed for its fantastic selection of public houses and a high number of local independent retailers. The vibrant City of Norwich is accessible by foot or a variety of regular bus routes are available including services to the City Centre, University of East Anglia, Norwich & Norfolk Hospital, Attleborough and many more making this location highly convenient for travelling in and around Norwich and the County of Norfolk.





90 St Faiths Lane, Norwich, NR1 1NE

01603 300900 | [hello@norfolkpropertyonline.co.uk](mailto:hello@norfolkpropertyonline.co.uk) | [norfolkpropertyonline.co.uk](http://norfolkpropertyonline.co.uk)



**Norfolk's local  
online agent.**

| Energy Efficiency Rating                    |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very energy efficient - lower running costs |         |   |
| (92 plus) A                                 |         | 84  |
| (81-91) B                                   |         |   |
| (69-80) C                                   |         |   |
| (55-68) D                                   | 54      |   |
| (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 <sub>2</sub> ) Rating                  |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |   |
| (92 plus) A   |         | 80  |
| (81-91) B   |         |   |
| (69-80) C   |         |   |
| (55-68) D   | 45      |   |
| (39-54) E   |         |   |
| (21-38) F   |         |   |
| (1-20) G  |         |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |   |
| England & Wales   |         | EU Directive 2002/91/EC  |



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