

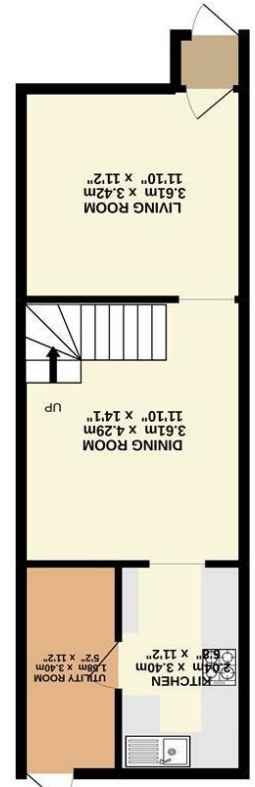
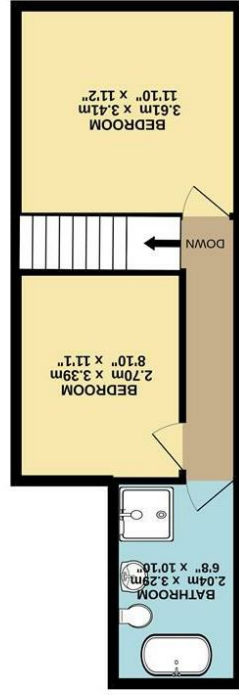


**Norfolk Property**  
online.

Carlyle Road | Norwich | NR1  
**Offers in excess of £225,000**

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
Very energy efficient - lower running costs	
(81-90)	
(91-100)	
Potential	85
Current	65
<b>Energy Efficiency Rating</b>	

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.



1ST FLOOR  
34.5 sq.m. (372 sq.ft.) approx.

GROUND FLOOR  
41.1 sq.m. (442 sq.ft.) approx.

TOTAL FLOOR AREA: 75.6 sq.m. (814 sq.ft.) approx.  
What every agent has the duty to ensure the accuracy of the description, measurements, floor area and any other information is 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.

Norfolk Property online presents this spacious traditional terraced house. Situated within a popular residential street, that affords easy access to Norwich City Centre and a wide variety of local amenities, this home is an ideal opportunity for any first time buyer or buy-to-let investor. With accommodation comprising an entrance porch, two spacious reception rooms, kitchen and utility lean to to the ground floor, the first floor offers two double bedrooms and a family bathroom all independently accessed off the landing. Externally, the property benefits from private, front and rear gardens and has been well maintained by the current owners. An internal viewing comes highly recommended.

