

Norfolk Property online.



Porter Road, Long Stratton, Norwich

Guide price £180,000

Norfolk Property Online presents a detached three bedroom house in the popular St Leger development of Long Stratton. The property features an extended, dual aspect, lounge dining room with french doors opening onto the garden, a modern kitchen breakfast room with three generous bedrooms and family bathroom on the first floor. The property benefits from an attached garage with parking at the front for two vehicles and a good sized wrap around garden to the rear. Guide £180,000 - £200,000

The village of Long Stratton has many amenities such as well regarded local schools, post office, supermarkets, leisure centre its own butchers, bakers, petrol station and the fine city of Norwich which is approximately a ten minute drive away, lying approximately 8 miles to the North, and Diss lying 10 miles to the South. From Diss runs a commuter railway service to London

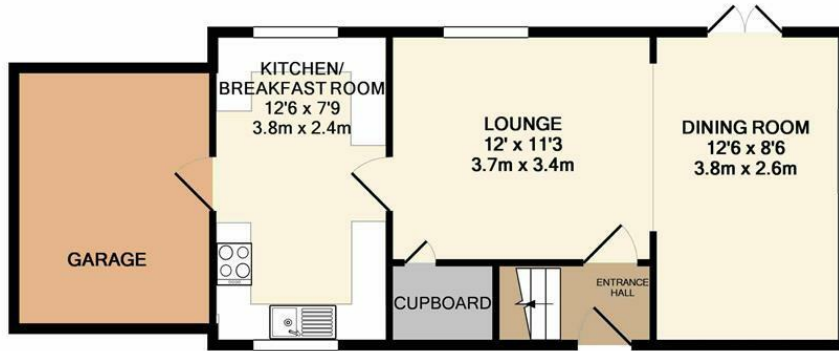


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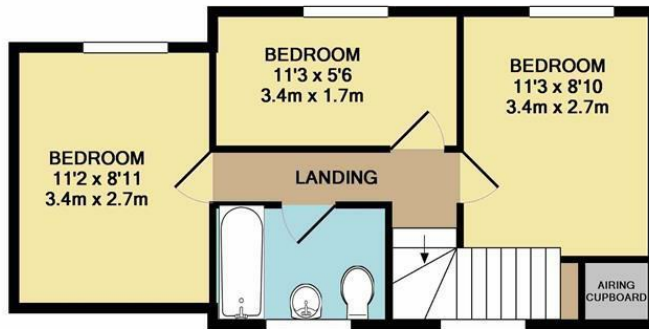
90 St Faiths Lane, Norwich, NR1 1NE

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GROUND FLOOR
APPROX. FLOOR
AREA 524 SQ.FT.
(48.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 399 SQ.FT.
(37.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 923 SQ.FT. (85.7 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) A			
(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			
(81-91) 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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