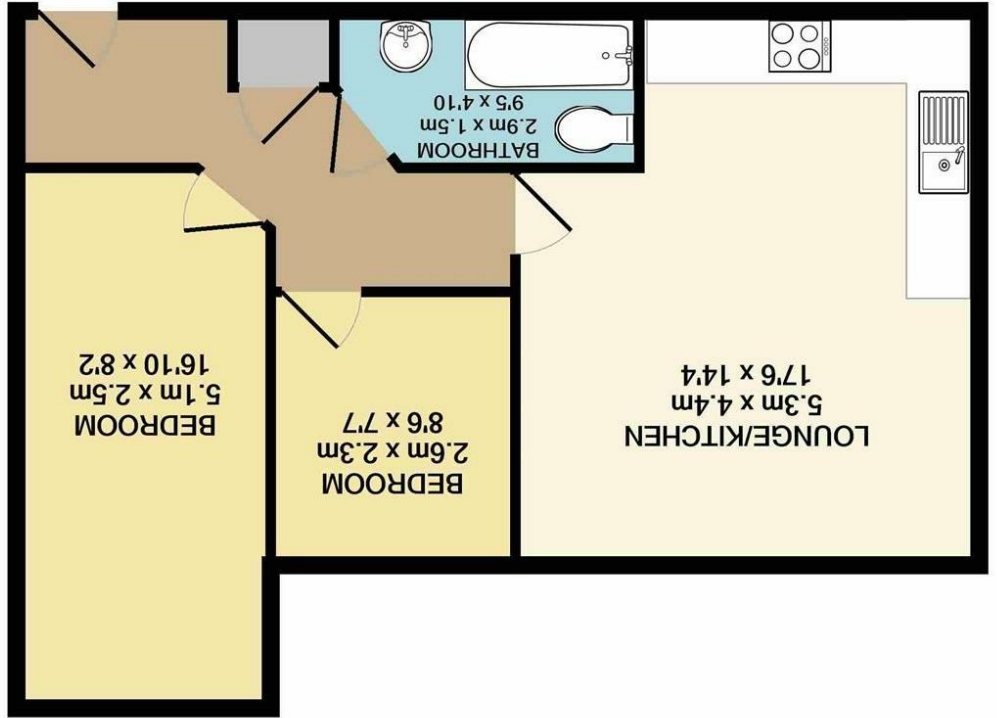


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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TOTAL APPROX. FLOOR AREA 50.8 SQ.M. (547 SQ.FT.)



Energy Efficiency Rating

Potential	Current
83	83

England & Wales
 EU Directive 2002/91/EC

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

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.



Cordwainer Close | Norwich | NR7
Guide price £160,000

No Onward Chain Norfolk Property Online presents this stunning ground floor apartment. Located within a popular residential development, in the well-serviced area of Sprowston, this home is an ideal opportunity for any first-time buyer. Offering two generous bedrooms, a stylish family bathroom and spacious open plan living accommodation, this home has been thoughtfully improved and exceptionally well maintained by the current owner since its construction. Offering open views to the front, along with allocated parking, this home demands an internal viewing to be appreciated.

Guide Price £160,000 - £170,000

The much-requested location of Sprowston, which lies just 1.5 miles North East of Norwich, offers a wide range of useful amenities for residents and visitors alike including a Tesco Express and Tesco Extra, a post office, doctors and dentists surgeries and the popular Sprowston Manor Hotel & Golf Club. The town also offers all levels of schooling including a local infant school, primary school and Sprowston Community High School. There are several transport links including the Ring Road connecting you around Norwich along with the Northern Distributor Road which will take you to Norwich Airport, Aylsham, Holt & the North Norfolk coast. Regular public transport links are also available including bus routes and a Park and Ride service giving easy access to Norwich City Centre.

