

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 22.1 SQ.M. (238 SQ.FT.)**



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Energy Efficiency Rating	
Potential	Current
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	
<p>Very energy efficient - lower running costs</p>	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
<p>Not energy efficient - higher running costs</p>	



Earlham Road | Norwich | NR2  
**POA £70,000**

Norfolk Property Online presents this studio apartment located within the Golden Triangle..

The property has been well maintained and is above a variety of popular independent shops including Dyrrah Coffee and The Greengrocers .

The property enjoys easy access to Norwich City Centre and the University of East Anglia, an ideal opportunity for buy to let.

