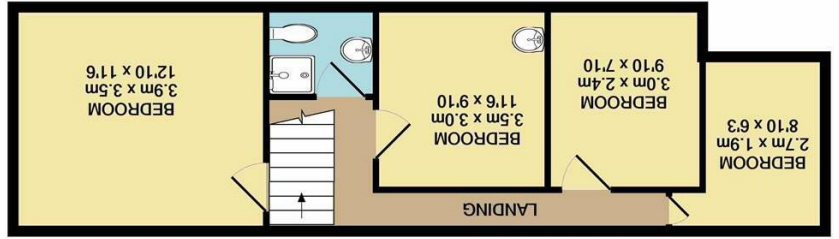
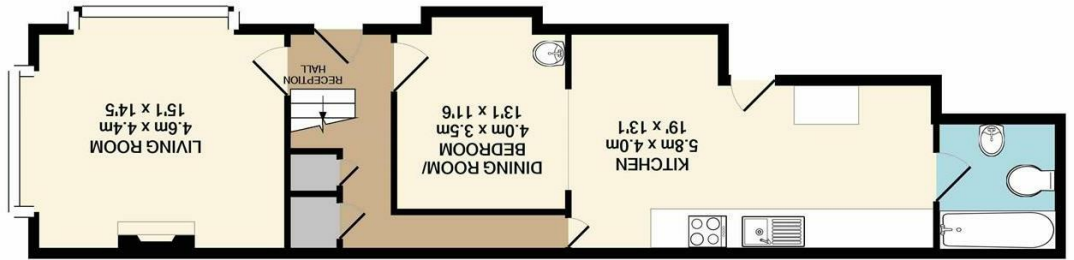


1ST FLOOR
 APPROX. FLOOR AREA 42.2 SQ.M. (454 SQ.FT.)
 TOTAL APPROX. FLOOR AREA 93.9 SQ.M. (1010 SQ.FT.)

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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GROUND FLOOR
 APPROX. FLOOR AREA 51.7 SQ.M. (556 SQ.FT.)



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.

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
Very energy efficient - lower running costs	(81-91)
(92 plus)	A
Current	54
Potential	84

Energy Efficiency Rating



Norfolk Property
 online.

Colman Road | Norwich | NR4
Offers in excess of £295,000

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.

