

Norfolk Property online.



Norwich, NR3

Offers in excess of £195,000-£210,000

Norfolk Property Online presents this light and airy three bedroom porch entrance terrace house in the much sought after NR3. Accommodation comprises; porch entrance, sitting room with fireplace, dining room with fireplace, modern fitted kitchen and ground floor bathroom. The first floor provides three bedrooms, the third being off the second. Outside, the property boasts a larger than average south facing non bisected garden having recently undergone some redesign creating a wonderful seating area, ideal for entertaining and al fresco dining.

The property is enviably located on a quiet road in NR3 with an exceptional bakery to one end of the road and the newly opened Kofra coffee house at the other.

The property is within a short walk of The Fat Cat Brewery Tap and the popular Whale Bone. Norwich city centre is within walking distance also.

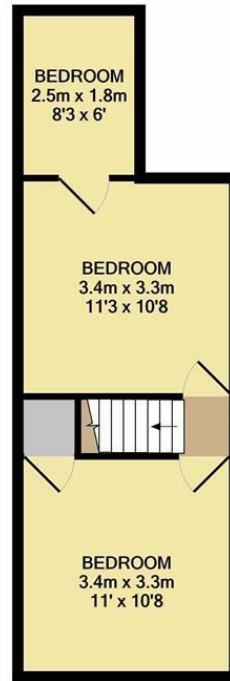
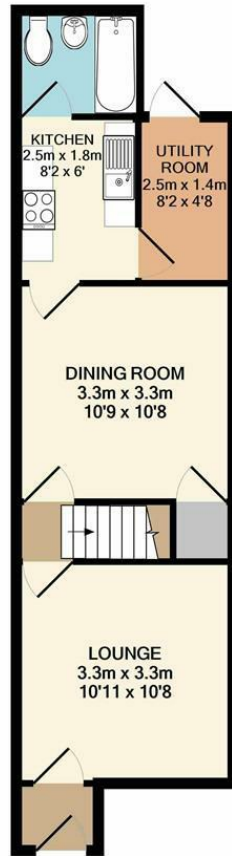


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**Norfolk's local
online agent.**



1ST FLOOR
APPROX. FLOOR
AREA 29.0 SQ.M.
(312 SQ.FT.)

GROUND FLOOR
APPROX. FLOOR
AREA 36.7 SQ.M.
(395 SQ.FT.)

TOTAL APPROX. FLOOR AREA 65.7 SQ.M. (707 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	88
(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	
65	
England & Wales	EU Directive 2002/91/EC



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