



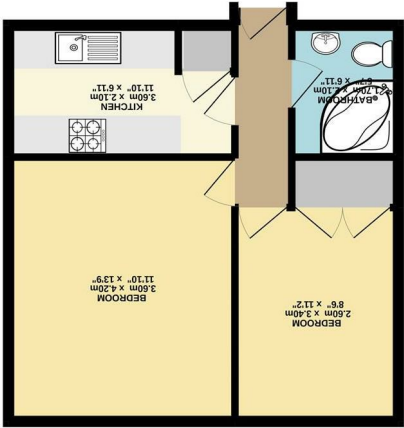
Orchard Street | Norwich | NR2
Offers in excess of £115,000

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

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.



1ST FLOOR
22.6 sq.m. (244 sq.ft.) approx.



GROUND FLOOR
39.3 sq.m. (423 sq.ft.) approx.

TOTAL FLOOR AREA : 62.0 sq.m. (667 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.
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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Norfolk Property online presents this chain free, top floor apartment. Located within walking distance to Norwich City Centre and a variety of local amenities, this home is an ideal opportunity for any first time buyer or buy-to-let investor. With accommodation comprising of an inviting entrance hall, lounge diner, kitchen, bathroom and double bedroom, this property also benefits from access to the loft, ideal for additional storage. With the property maintained to a good standard throughout, an internal viewing comes highly recommended.

