

# Norfolk Property online.



Norwich, NR3

**Guide price £170,000**

Norfolk Property Online presents this generous end terraced family home. Located within easy reach of a variety of local amenities, this home offers an ideal opportunity for any first time buyer or young family. With the property having been thoughtfully improved by the current owners, this home offers an inviting entrance hall, utility area, refitted kitchen, spacious lounge diner and conservatory to the ground floor. The first floor offers three comfortable bedrooms and a family bathroom. Externally, this home benefits from both front and rear gardens. An internal viewing comes highly recommended to appreciate this property.

Guide Price - £170,000 - £180,000

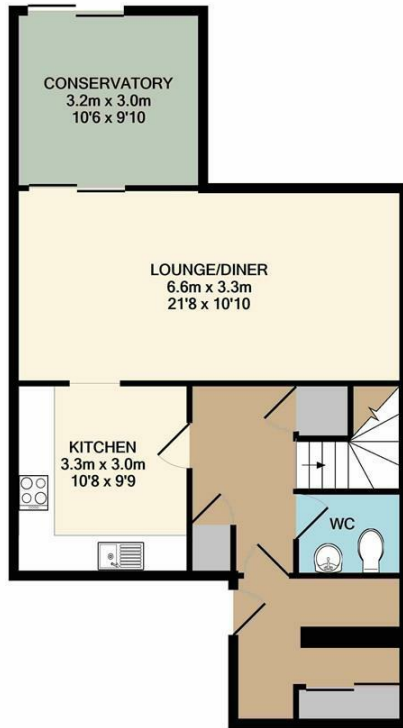


90 St Faiths Lane, Norwich, NR1 1NE

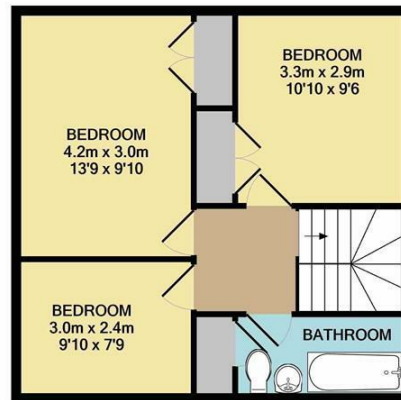
01603 300900 | [hello@norfolkpropertyonline.co.uk](mailto:hello@norfolkpropertyonline.co.uk) | [norfolkpropertyonline.co.uk](http://norfolkpropertyonline.co.uk)



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online agent.**



GROUND FLOOR  
APPROX. FLOOR  
AREA 59.4 SQ.M.  
(640 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 43.2 SQ.M.  
(465 SQ.FT.)

TOTAL APPROX. FLOOR AREA 102.7 SQ.M. (1105 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			
(81-91) B			
(69-80) C			
(55-68) D		66	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	62
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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