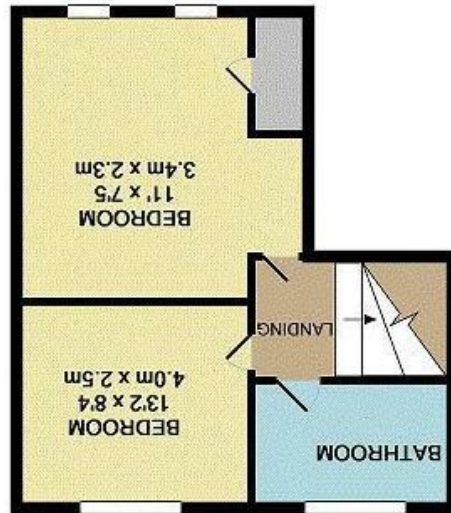


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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



1ST FLOOR



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.

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



Norfolk Property online.

Colindeep Lane | Norwich | NR7  
**Offers in excess of £220,000**

Norfolk Property Online are pleased to present this two bedroom semi detached house in a much sought after location. Featuring a fitted kitchen, lounge dining room giving access to the lawned rear garden. A well proportioned bathroom, garage and off road parking are also available to the rear of the property.

Offered with no onward chain this well presented property would be perfect for first time buyers or investors.

The suburb of Sprowston lies to the north of Norwich City Centre and boasts a superb 4\* Hotel and County Club with 18 hole golf course, all levels of schools and a wide range of shops (Tesco Superstore), public houses and restaurants. There are regular bus services into the city centre and easy access to the beautiful Norfolk Broads and coast.

