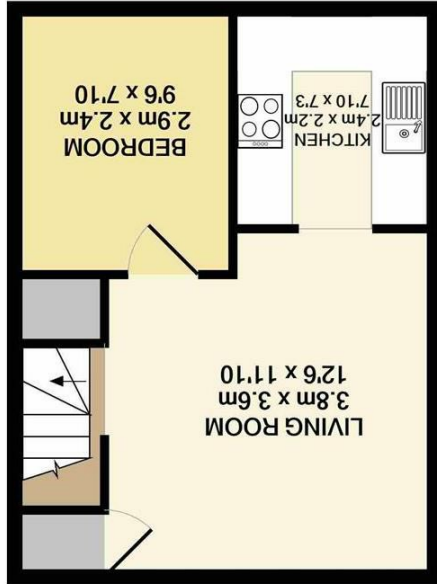


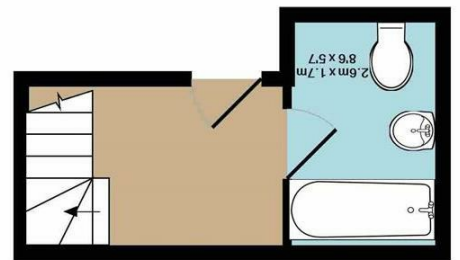
1ST FLOOR
 APPROX. FLOOR AREA 28.4 SQ.M.
 (306 SQ.FT.)
 TOTAL APPROX. FLOOR AREA 38.3 SQ.M. (413 SQ.FT.)

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 9.9 SQ.M.
 (107 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.

Energy Efficiency Rating	
Potential	Current
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs	
(1-20)	G
(21-30)	F
(31-54)	E
(55-68)	D
(69-80)	C
(81-91)	B
(92 plus)	A
Very energy efficient - lower running costs	



Norfolk Property
 online.

Association Way | Norwich | NR7
Guide price £140,000

Norfolk Property Online presents this chain free home. Located within a quiet close in the popular residential area of Dussindale within Thorpe St Andrew, this home is an ideal opportunity for any first-time buyer or buy-to-let investor. With the property offering a private entrance hall, and bathroom to the ground floor, the first floor offers a spacious lounge, kitchen and double bedroom. With parking to the rear of the property, this home demands an internal viewing.

The suburb of Thorpe St Andrew, situated just three miles east of Norwich City Centre, offers a wealth of amenities including riverside public houses, cafes, restaurants and takeaways, fish & chip shops, convenience stores, butchers, a post office, Bannatyne's Health Club, doctors and dentists surgeries, a veterinary practice and a large Sainsburys supermarket. The town is within the catchment area for schools of all levels including Thorpe St Andrew High School and Sixth Form which was awarded Outstanding by Ofsted. Thorpe St Andrew is conveniently located to the east of the city with easy access to the A47 Norwich Southern Bypass and to North Norfolk via the Northern Distributor Road. Regular bus services give quick access to the nearby City Centre and Norwich Train Station making it a perfect spot for commuters.

