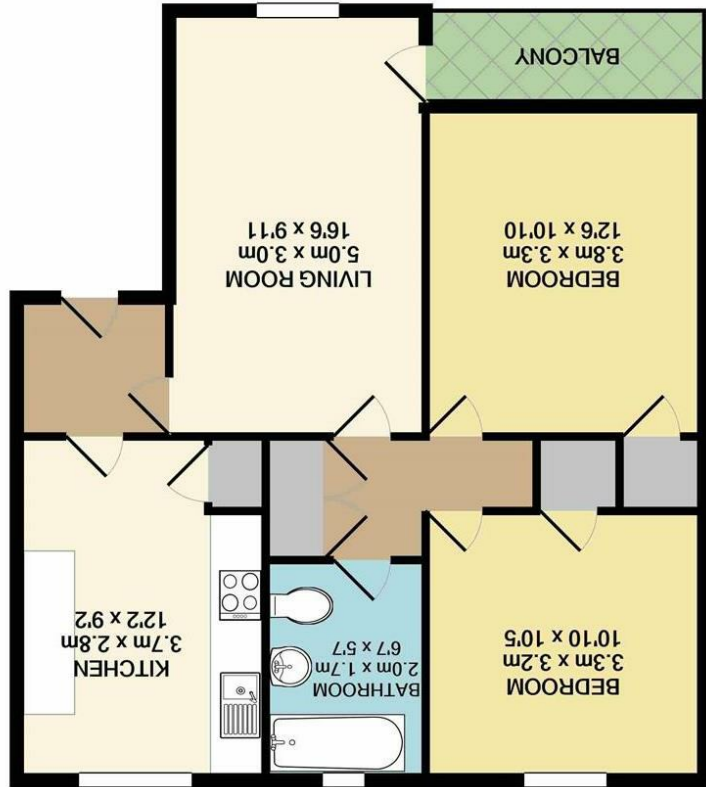


Whist every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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TOTAL APPROX. FLOOR AREA 64.0 SQ.M. (689 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
76	68
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) A (92 plus) A Very energy efficient - lower running costs	



William Mear Gardens | Norwich | NR1  
**Guide price** £140,000

Norfolk Property Online presents this spacious two-bedroom property. Located within easy reach of a variety of local amenities, and affording views over a wooded area and nearby park, this is the ideal opportunity for any first-time buyer. With accommodation comprising of an entrance hall, spacious kitchen breakfast room, lounge-diner with access to a private balcony, two double bedrooms and a family bathroom, this home has been thoughtfully and stylishly improved by the current owners. An internal viewing comes highly recommended to appreciate this property.

