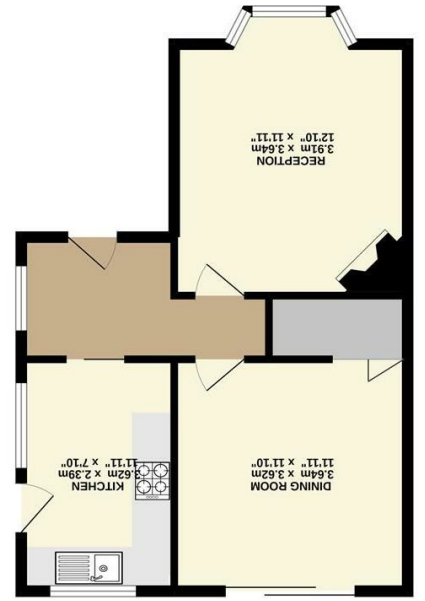
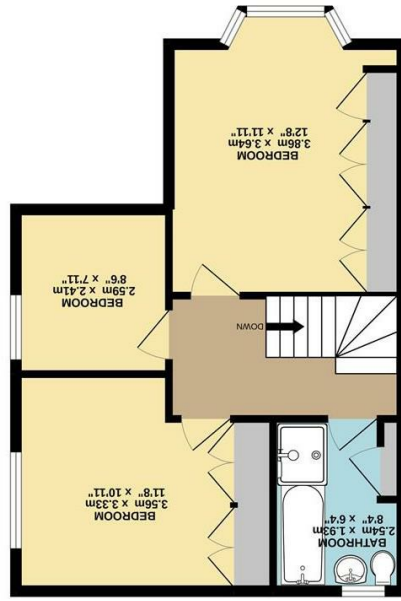


Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements taken on the ground may vary slightly from those shown on the drawings. The drawings are for illustrative purposes only and should not be relied upon for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or energy class or rating. Made with MapInfo 6.2022



GROUND FLOOR  
44.4 sq.m. (478 sq.ft.) approx.



1ST FLOOR  
46.1 sq.m. (496 sq.ft.) approx.

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	
Current	Potential
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	
<p>Not energy efficient - higher running costs</p>	
<p>(1-20) <b>G</b></p>	
<p>(21-30) <b>F</b></p>	
<p>(39-54) <b>E</b></p>	
<p>(55-68) <b>D</b></p>	
<p>(69-80) <b>C</b></p>	
<p>(81-91) <b>B</b></p>	
<p>(92 plus) <b>A</b></p>	
<p>Vary energy efficient - lower running costs</p>	



**Norfolk Property online.**

Spinney Road | Norwich | NR7  
**Guide price £320,000**

**\*Unexpectedly Re-Available\*** Norfolk Property online presents this generous, mature semi-detached house. Located within the sought after residential area of Thorpe St. Andrew, this home is an ideal opportunity for any family looking to make their own mark on a home. Accommodation comprises; entrance hall, lounge, dining room and kitchen to the ground floor, with three bedrooms and a family bathroom to the first floor. Externally, the property occupies a generous, private plot, with ample off road parking, car-port and detached garage. With potential to extend (STPP), this home demands an internal viewing to be appreciated.

Guide Price £320,000-£330,000

