

# Norfolk Property online.



Norwich, NR3

**Guide price £220,000**

Norfolk Property Online presents this deceptive terraced home. Located within the popular NR3 postcode within easy reach of Norwich City Centre and a variety of local amenities, this is the ideal home for any first time buyer or young family. With accommodation comprising of an entrance vestibule, sitting room, dining room, refitted kitchen and bathroom to the ground floor, the first floor offers two double bedrooms and a spacious third bedroom off the rear bedroom. This home also benefits from a loft room, ideal as a space to work from home, which affords stunning views over the City skyline. Externally, the property benefits from a private front garden and a mature rear garden affording a high degree of privacy. An internal viewing comes highly recommended to appreciate this home.

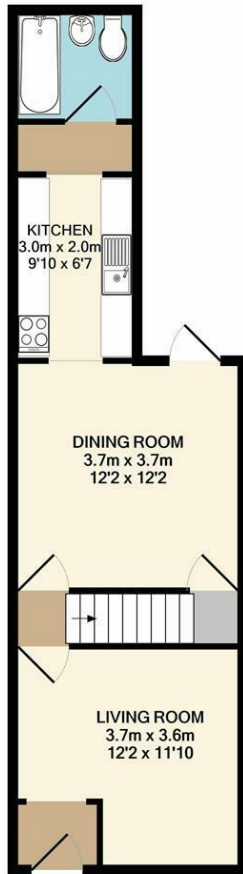


90 St Faiths Lane, Norwich, NR1 1NE

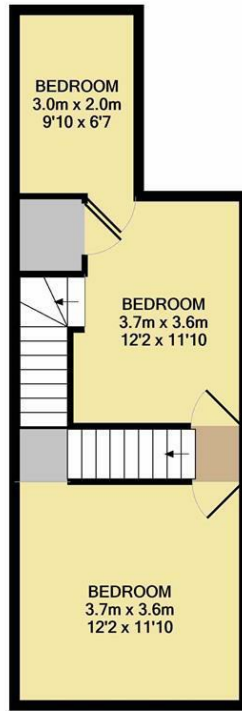
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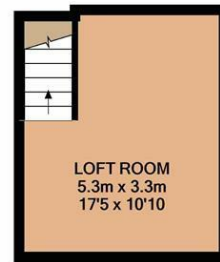
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GROUND FLOOR  
APPROX. FLOOR  
AREA 41.6 SQ.M.  
(448 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 36.3 SQ.M.  
(391 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 13.0 SQ.M.  
(140 SQ.FT.)

TOTAL APPROX. FLOOR AREA 91.0 SQ.M. (980 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) <b>A</b>	<b>75</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	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) <b>A</b>	<b>69</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



**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.

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