

**Norfolk Property online.**

# JUMP THE QUEUE.

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**Norwich, NR5**

**Guide price £170,000**

Norfolk Property Online presents an immaculately presented end terrace property in the sought after Norwich suburb of Costessey. The property features an entrance hall, lounge dining room with solid wood flooring and modern kitchen on the ground floor with two double bedrooms and refitted bathroom on the first floor. To the front, the property features off-road parking and en-bloc garage with a larger than expected wrap around garden to the side and rear.

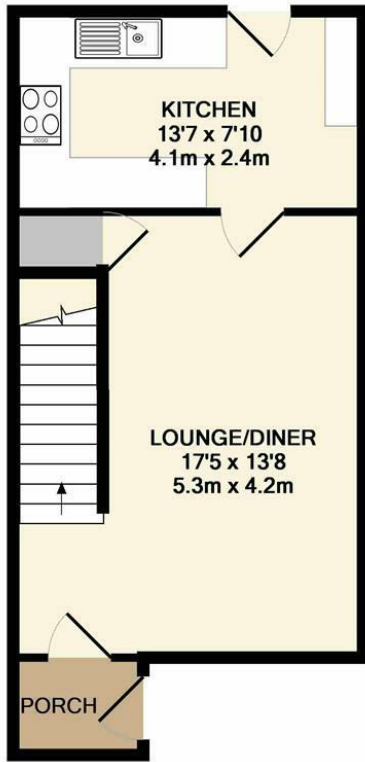
Guide £170,000-£180,000

90 St Faiths Lane, Norwich, NR1 1NE

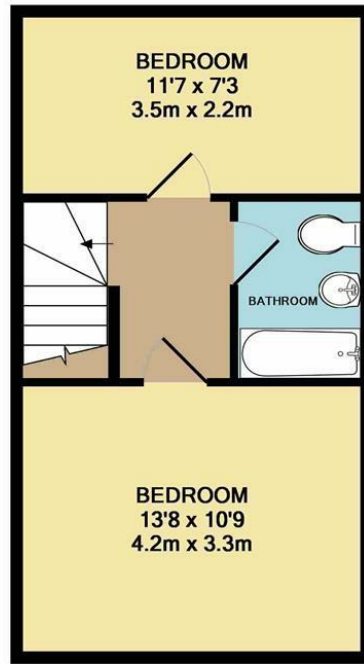
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GROUND FLOOR  
APPROX. FLOOR  
AREA 365 SQ.FT.  
(33.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 346 SQ.FT.  
(32.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 711 SQ.FT. (66.0 SQ.M.)

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)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		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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