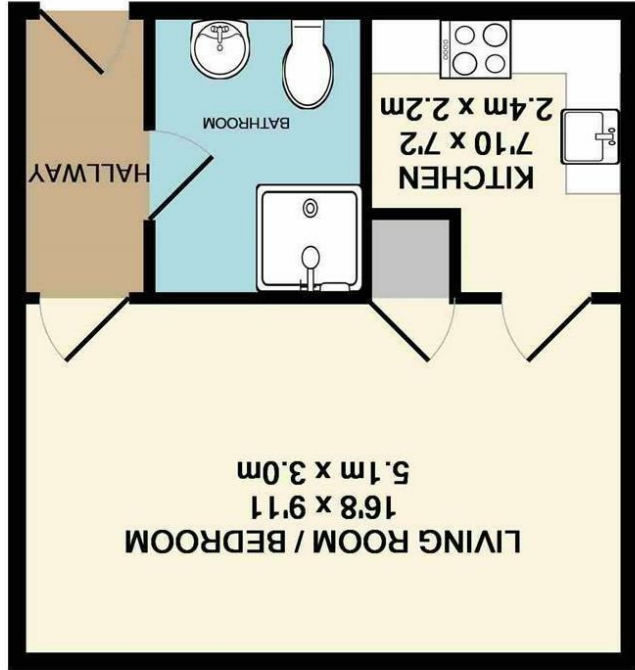


TOTAL APPROX. FLOOR AREA 296 SQ.FT. (27.5 SQ.M.)

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	
Potential	Current
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>	
<p>Very energy efficient - lower running costs</p>	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
<p>Not energy efficient - higher running costs</p>	



**Norfolk Property**  
online.

Scott Road | Norwich | NR1  
**Guide price** £120,000

Norfolk Property Online presents this immaculate studio flat within the popular Thorpe Park development featuring a good-sized lounge/bedroom, fitted kitchen and shower room.

The property benefits from allocated parking and is conveniently positioned within short walking distance of Norwich train station with a regular service to London.

