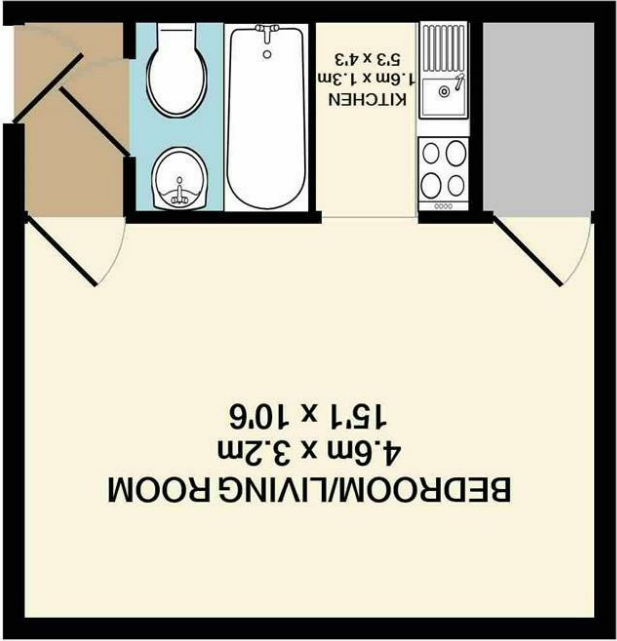


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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

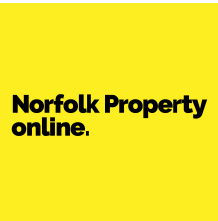
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TOTAL APPROX. FLOOR AREA 22.1 SQ.M. (238 SQ.FT.)



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



Earlham Road | Norwich | NR2
POA £60,000

Norfolk Property Online presents this studio apartment located within the Golden Triangle..

The property has been well maintained and is above a variety of popular independent shops including Dyrrah Coffee and The Greengrocers .

The property enjoys easy access to Norwich City Centre and the University of East Anglia, an ideal opportunity for buy to let.

