

Norfolk Property online.



32 Leonards Street, Norwich, NR3 3BW

Price £165,000

Norfolk Property Online presents a two bedroom mid terrace house within a short walk to the city centre. The property has been recently redecorated throughout and features a sitting room, dining room, modern kitchen and downstairs w/c with two double bedrooms and family bathroom off landing on the first floor. To the front of the property there is potential for off road parking with an enclosed non bisected garden to the rear.

The NR3 area of Norwich is served by a range of local amenities and regular bus services into the city centre. Norwich train station is approximately a mile away with daily services to Cambridge and London and Mousehold Heath is close by which is popular with walkers and runners alike.

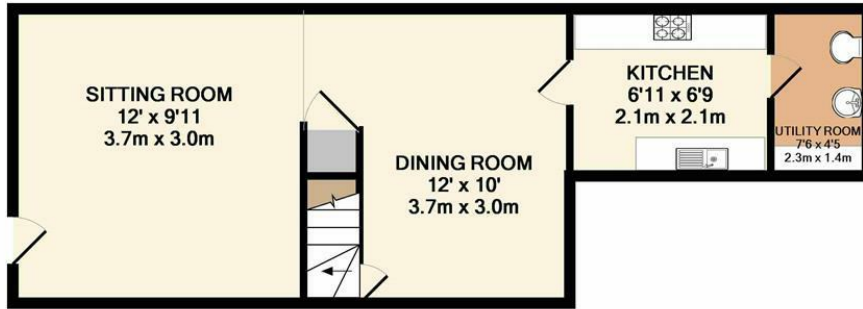


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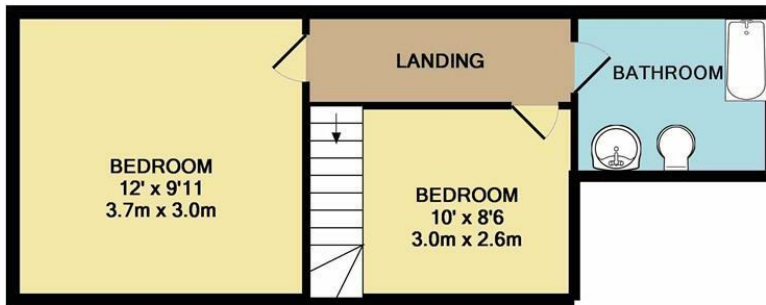
90 St Faiths Lane, Norwich, NR1 1NE

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GROUND FLOOR
APPROX. FLOOR
AREA 391 SQ.FT.
(36.3 SQ.M.)



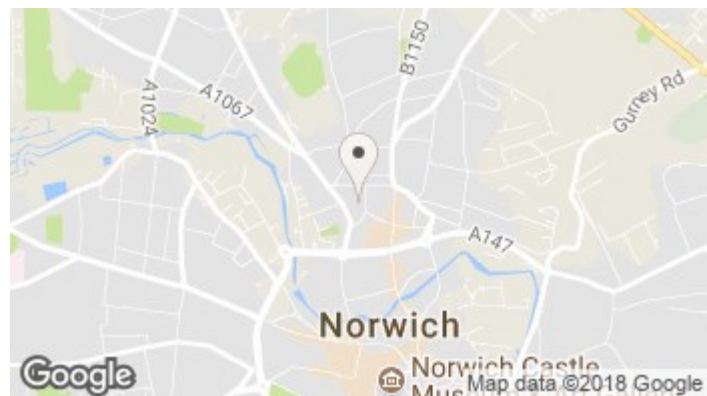
1ST FLOOR
APPROX. FLOOR
AREA 355 SQ.FT.
(33.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 746 SQ.FT. (69.3 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		
(81-91) B		
(69-80) C		
(55-68) D		
(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 ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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