

# Norfolk Property online.



**King Street, Norwich**

**Guide price £390,000**

Norfolk Property Online presents this stunning City Centre townhouse. Having been exceptionally well maintained and improved by the current owners, this property offers an ideal opportunity for any buyer looking to enjoy the convenience of City living. With the ground floor offering an inviting entrance hall and cloakroom, this property benefits from a stunning kitchen diner family room, which opens out onto the mature courtyard garden. The first floor offers a spacious lounge, looking down to the River Wensum, a guest double bedroom and family bathroom. The top floor of this flexible home offers two bedrooms and an en-suite master bedroom. Affording a high degree of flexibility, this home also benefits from a garage. An internal viewing comes highly recommended to appreciate this property.

Guide Price £390,000-£400,000

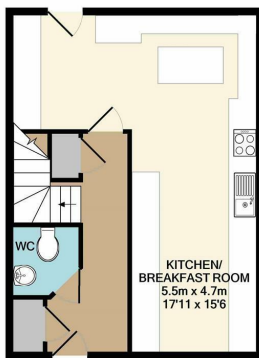
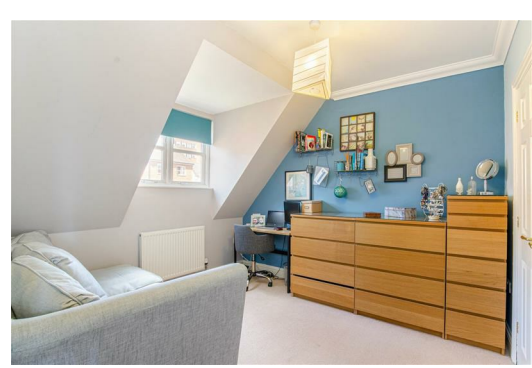
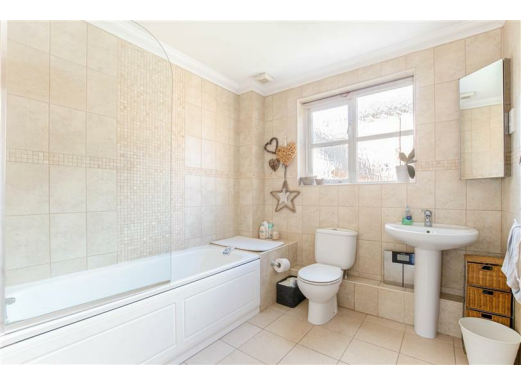


90 St Faiths Lane, Norwich, NR1 1NE

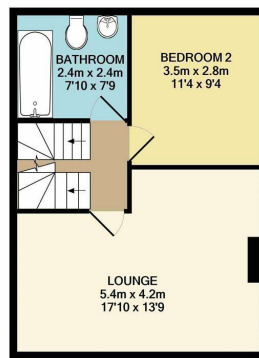
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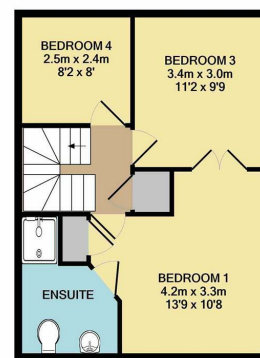
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GROUND FLOOR  
APPROX. FLOOR  
AREA 41.2 SQ.M.  
(443 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 40.8 SQ.M.  
(439 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 41.1 SQ.M.  
(442 SQ.FT.)

TOTAL APPROX. FLOOR AREA 123.1 SQ.M. (1325 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>                          |                         |           |
| (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>  |                         |           |
| (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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