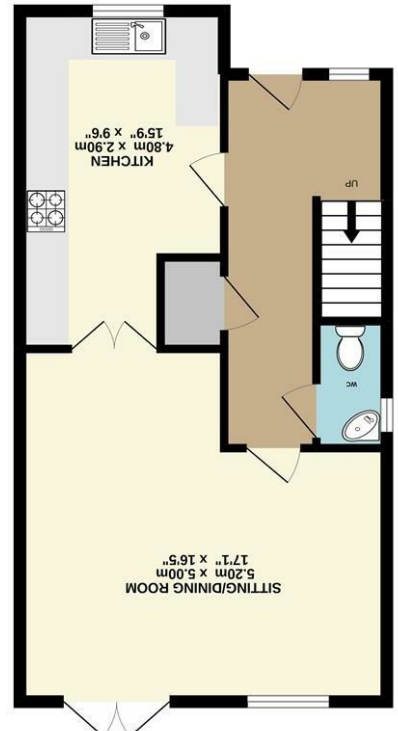
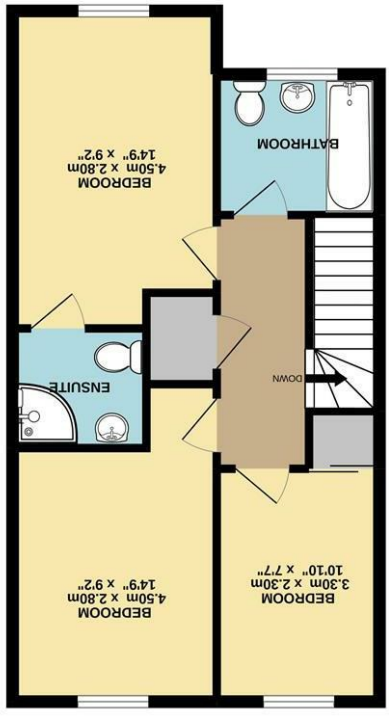


While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, corners and other items are approximate and no responsibility is taken for any inaccuracy. This plan is illustrative purposes only and should be used as such. Any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
 Made with Neoplon 2022

TOTAL FLOOR AREA - 97.8 sq m (1053 sq ft.) approx.



GROUND FLOOR  
 48.9 sq.m. (526 sq.ft.) approx.



1ST FLOOR  
 48.9 sq.m. (526 sq.ft.) approx.

Energy Efficiency Rating	
Potential	Current
England & Wales EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
(1-20) <b>G</b>	
(21-30) <b>F</b>	
(31-54) <b>E</b>	
(55-68) <b>D</b>	
(69-80) <b>C</b>	
(81-91) <b>B</b>	
(92 plus) <b>A</b>	
Very energy efficient - lower running costs	

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.



Gordon Avenue | Norwich | NR7  
**Price guide £325,000**

Norfolk Property Online presents this exceptional three bedroom semi detached home in the popular suburb of Thorpe St Andrew. (Help to buy is available)

Accommodation briefly comprises; reception hall, cloakroom, lounge dining room through to a stunning kitchen. The first floor provides three bedrooms, the principle bedroom with an en suite and a family bathroom off the landing also.

Outside there is a good sized rear garden and off road parking for two vehicles to the front.

Quality materials, fixtures and fittings are being used throughout making for an impressive home with long term durability.

Specific details:

**INTERNAL**

- Air-source heating
- Digital and Sky+ TV points
- Oak faced internal doors
- Under floor heating on ground floor radiators on first floor
- Double glazed windows and doors throughout
- Smart touch screen heating controls

