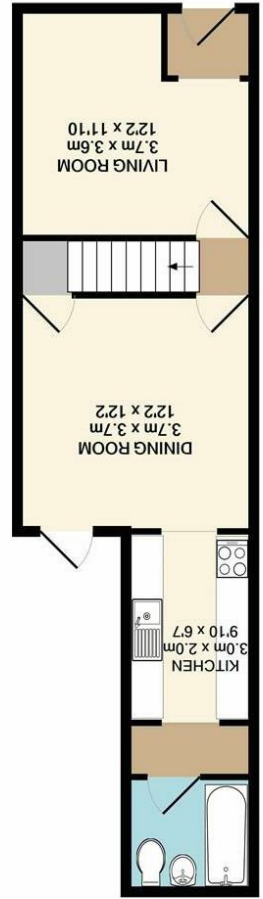


GROUND FLOOR
APPROX. FLOOR
AREA 41.6 SQ.M.
(448 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 36.3 SQ.M.
(391 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 13.0 SQ.M.
(140 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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| England & Wales | |
|---|-----------|
| EU Directive 2002/91/EC | |
| Not energy efficient - higher running costs | (1-20) |
| (21-30) | F |
| (31-40) | E |
| (41-50) | D |
| (51-60) | C |
| (61-70) | B |
| (71-80) | A |
| Very energy efficient - lower running costs | (92 plus) |
| Current | 48 |
| Potential | 75 |

Energy Efficiency Rating



Norfolk Property
online.

Patteson Road | Norwich | NR3
Guide price £210,000

Norfolk Property Online presents this deceptive terraced home. Located within the popular NR3 postcode within easy reach of Norwich City Centre and a variety of local amenities, this is the ideal home for any first time buyer or young family. With accommodation comprising of an entrance vestibule, sitting room, dining room, refitted kitchen and bathroom to the ground floor, the first floor offers two double bedrooms and a spacious third bedroom off the rear bedroom. This home also benefits from a loft room, ideal as a space to work from home, which affords stunning views over the City skyline. Externally, the property benefits from a private front garden and a mature rear garden affording a high degree of privacy. An internal viewing comes highly recommended to appreciate this home.

Guide Price - £210,000 - £220,000

