



00 Toftes Place, Norwich, NR5 9DA

Offers in excess of £175,000

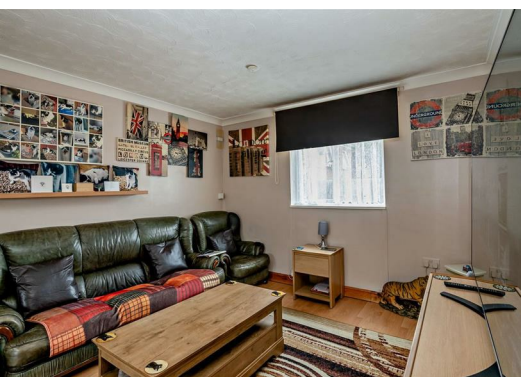
Situated within a quiet residential cul-de-sac in the popular NR5 area of Norwich, this well-proportioned three-bedroom mid-terrace home offers spacious accommodation of approximately 893 sq. ft. (83 sq. m.), making it an excellent choice for first-time buyers, growing families, investors or those looking to downsize.

The ground floor comprises a welcoming entrance hallway, a generous 19' dual-aspect sitting room providing an ideal space for relaxing and entertaining, and a fitted kitchen/breakfast room with ample space for dining. An external brick-built storage shed provides useful additional storage.

To the first floor are three well-proportioned bedrooms, including two comfortable doubles and a good-sized single bedroom, ideal as a nursery, home office or guest room. The accommodation is complemented by a family bathroom with a separate WC, offering practicality for busy households.

Outside, the property benefits from an enclosed rear garden, providing a private space for outdoor dining, gardening or family enjoyment.

Location



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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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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