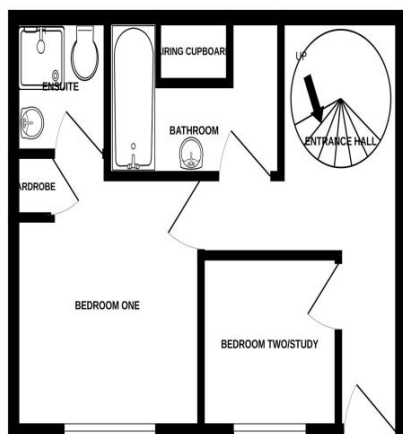


GROUND FLOOR



Entrance Hall (Ground Floor)

Entrance Hall Doors to bedrooms one, two/study and bathroom, spiral staircase to first floor, power point with high ceilings to give a spacious feel.

First Floor (First Floor)

Open-plan Lounge/Kitchen/ Dining (First Floor)

4.80m (15'9") x 6.32m (20'9")

Two double glazed windows to front aspect, range of wall and base units, stainless steel single sink and drainer, stainless steel fitted oven and hob with tiled splashbacks, power points, slim line dishwasher, washing machine and space for free-standing fridge/freezer, two radiators, spotlights, loft hatch, telephone point, TV point.

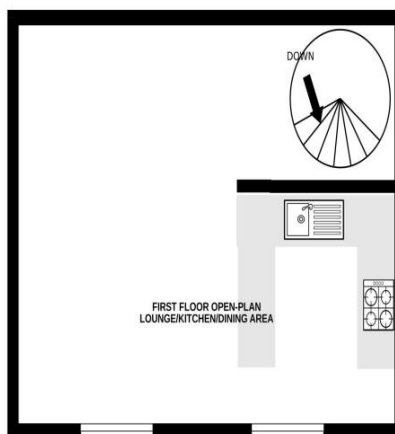
Accommodation Comprises

Front door to:

Outside

Communal lawned gardens, communal outside storage.

1ST FLOOR



Bathroom (Ground Floor)

Three-piece suite comprising low level WC, hand wash basin and panelled bath, tiling, door to airing cupboard.

Bedroom One (Ground Floor)

2.91m (9'7") x 2.95m (9'9")

Double glazed window to front aspect, door to cupboard, power points. Door to:

Bedroom Two/Study (Ground Floor)

2.01m (6'8") x 2.19m (7'3")

Double glazed window to front aspect, power points.

En-suite Shower Room (Ground Floor)

Three-piece suite comprising low level WC, hand wash basin and corner tiled shower cubicle with glazed sliding door, extractor fan, spotlights.

Energy ratings

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-100 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			
77	59	Very environmentally friendly - lower CO₂ emissions 92-100 A 81-91 B 69-80 C 55-68 D 39-54 E 21-38 F 1-20 G Not environmentally friendly - higher CO₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Directions: Head east on Prince of Wales Rd, Turn right onto St Vedast St, Slight right onto Rose Ln, Continue straight onto Market Ave, Turn right onto Agricultural Hall Plain, Keep left to continue on Upper King St, Continue onto Tombland, Continue onto Wensum St, Turn right onto Fishergate