



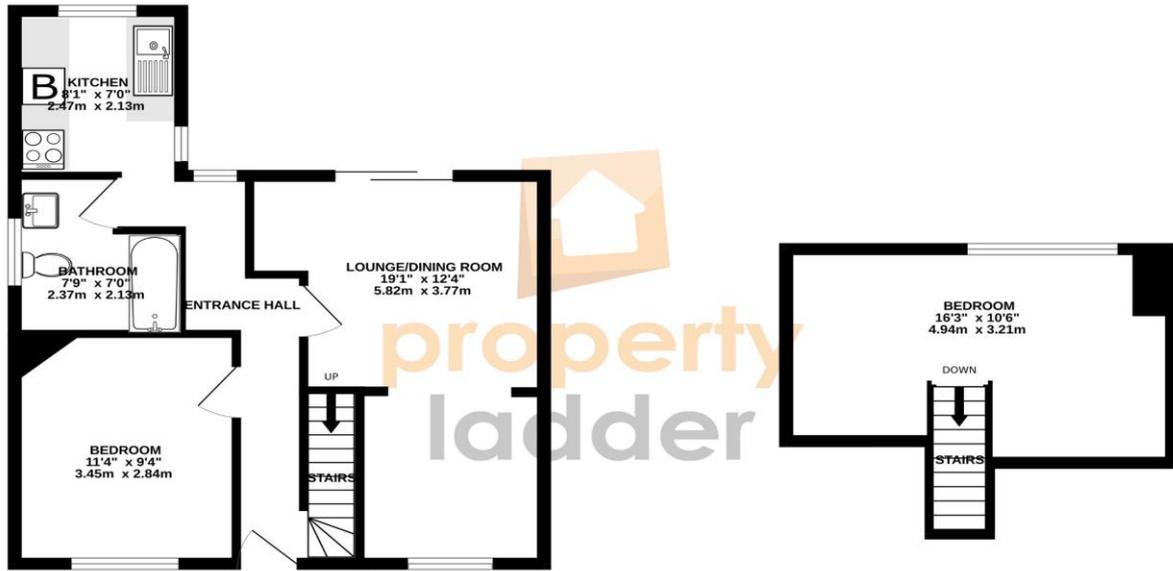
## Links Avenue, Norwich, NR6 5PG

A spacious semi-detached chalet bungalow with huge potential. Features 2 double bedrooms, lounge-diner, kitchen & bathroom. Driveway, garage, and a generous garden, perfect for buyers looking to add value and make it their own. Don't miss this fantastic opportunity!

**GUIDE** £215,000

GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.

1ST FLOOR  
168 sq.ft. (15.6 sq.m.) approx.



## Room Dimensions

**Lounge/Dining Room**  
19'1" x 12'4" (5.82m x 3.77m)

**Kitchen**  
8'1" x 7'0" (2.47m x 2.13m)

**Bathroom**  
7'9" x 7'0" (2.37m x 2.13m)

**Bedroom 2**  
11'4" x 9'4" (3.45m x 2.84m)

**Bedroom 1**  
16'3" x 10'6" (4.94m x 3.21m))

**Total Floor Area**  
645 sq.ft. (60.0 sq.m) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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