

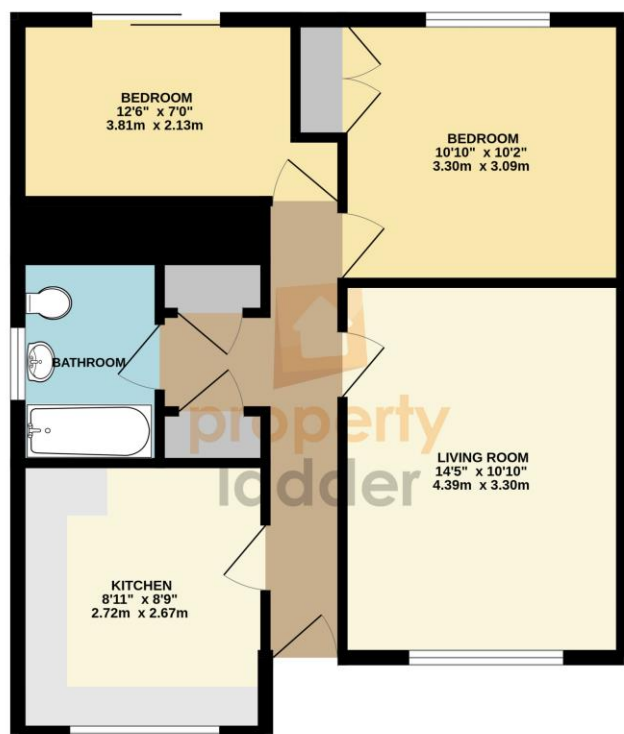


Lilburne Avenue, Norwich, NR3

The ground floor flat features an entrance hall, kitchen, bathroom, and a generous living room. There are two double bedrooms, with the master benefiting from built in wardrobes, alongside numerous storage cupboards for added convenience. Externally, the property enjoys its own private garden, offering a rare and desirable feature in this location!

Offers In Excess Of £125,000

GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



Room Dimensions

Entrance Hall

Kitchen

8'11 x 8'9 (2.72m x 2.67m)

Living Room

14'5 x 10'10 (4.39m x 3.30m)

Bathroom

Master Bedroom

14'5 x 10'10 (4.39m x 3.30m)

Bedroom 12'6 x 7' (3.81m x 2.13m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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