

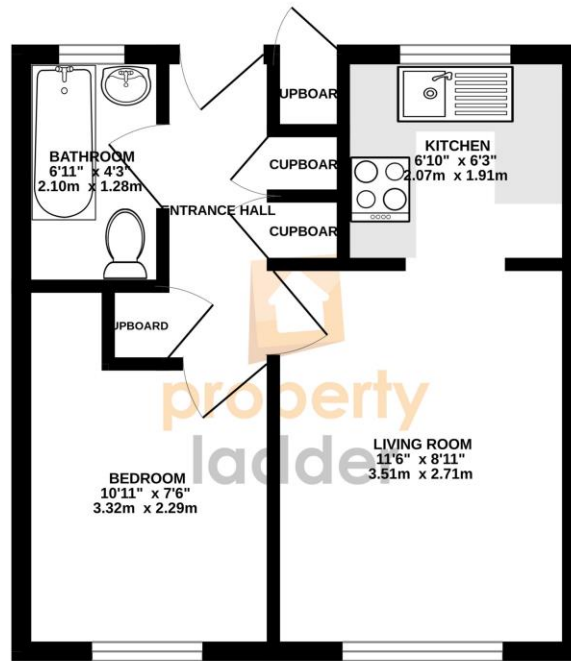


## Barnards Yard, Norwich, NR3

A well-presented one-bedroom first floor apartment in the heart of Norwich, offered with no onward chain. Featuring an open-plan living room and kitchen, modern white bathroom suite, and communal gardens with residents' permit parking. A perfect first home or investment.

**GUIDE** £120,000  
**LEASEHOLD** 102 Years

GROUND FLOOR  
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 292 sq.ft. (27.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan 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

## Room Dimensions

**Entrance Hall** with storage cupboards

**Living Room** 11'6" x 8'11" (3.51m x 2.71m)

**Kitchen** 6'10" x 6'3" (2.07m x 1.91m)

**Bedroom** 10'11" x 7'6" (3.32m x 2.29m)

**Bathroom** 6'11" x 4'3" (2.10m x 1.28m)

**Bathroom Multiple Cupboards/Storage**

**Outside Generous Storage Shed**

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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