



## Mile Cross Road, Norwich, NR3 2LB

A chain free, semi detached house featuring three bedrooms and a generous rear garden, whilst located within easy reach of a number of amenities!

**GUIDE** £250,000



GROUND FLOOR  
365 sq.ft. (33.9 sq.m.) approx.

1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 717 sq.ft. (66.7 sq.m.) approx.

Whilst 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 as to their operability or efficiency can be given.  
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## Room Dimensions

### Entrance Porch

**Living Room** 16'3 x 10'6 (4.95m x 3.21m)

**Kitchen** 16'3 x 6'7 (4.95m x 2.01m)

**Bathroom** 9'7 x 4'8 (2.91m x 1.43m)

**Bedroom** 14'4 x 10'1 (4.37m x 3.07m)

**Bedroom** 10'1 x 8'4 (3.07m x 2.54m)

**Bedroom** 10'6 x 5'6 (3.21m x 1.68m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## Selling your home?

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

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