



1 Bedroom Terraced House
28 Acres Way
Norwich, NR8 6UT

Sefftons
ESTATE & LETTING AGENTS £170,000
www.sefftons.co.uk



28 Acres Way, Norwich, NR8 6UT

CALLING FIRST TIME BUYERS AND INVESTORS. This cosy, one bedroom terraced home is presented in **MOVE IN READY CONDITION**, and situated in a **POPULAR LOCATION** close to local amenities and transport links. Benefitting from a **PRIVATE GARDEN** and **OFF ROAD PARKING**, this property won't stick around for long. Call SEFFTONS today to organise your viewing.

THE PROPERTY

The front door opens into the light and airy reception room, with stairs rising to the first floor, and backing onto the kitchen with a built in hob and oven, and space for further appliances. The kitchen houses the recently fitted combi boiler, with a 10 year warranty from March 2023.

Up on the first floor is a well sized double bedroom, alongside a three piece bathroom suite off landing.

OUTSIDE

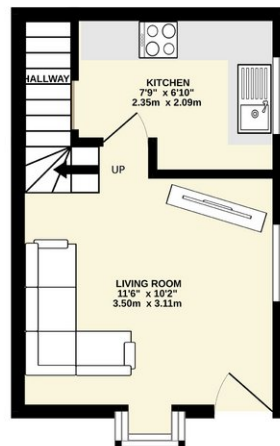
To the rear of the property is an enclosed garden which is lawned, with a variety of shrubs and a summer house. Additionally, the house benefits from one parking space.

THE LOCATION

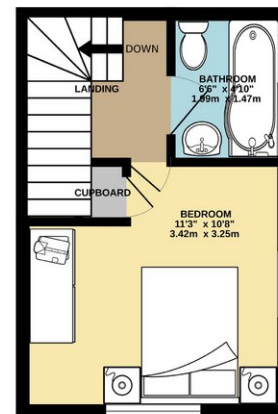
| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 93 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 95 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

GROUND FLOOR
194 sq.ft. (18.0 sq.m.) approx.



1ST FLOOR
191 sq.ft. (17.7 sq.m.) approx.



TOTAL FLOOR AREA: 385 sq.ft. (35.8 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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