



Elcar Rise, Norwich, NR4 6HR

Offers In The Region Of £300,000

- DETACHED FAMILY HOUSE
- THREE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- CORNER PLOT
- NO ONWARD CHAIN
- 23'9" SITTING/DINING ROOM
- FIRST FLOOR BATHROOM
- SINGLE GARAGE + OFF ROAD PARKING
- POPULAR RESIDENTIAL DEVELOPMENT

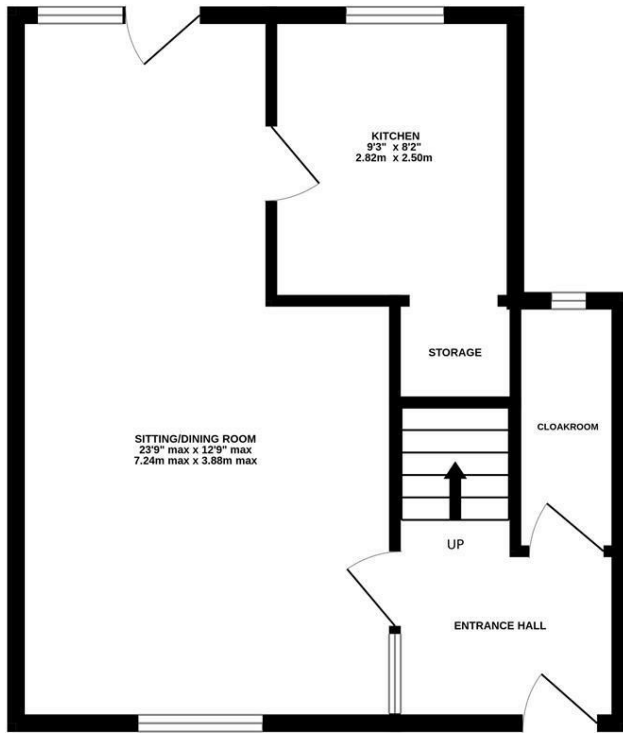
Elcar Rise, Norwich, NR4 6HR

NO ONWARD CHAIN... Built in 1967, this detached family home sits on a corner plot on, off the highly regarded Greenways. The property offers accommodation consisting of an entrance hall, cloakroom, 23'9" dual aspect sitting/dining room, fitted kitchen, three bedrooms and a bathroom. The property benefits from gas fired central heating, UPVC double glazing, gardens to three aspects, a single garage with power, and off road parking. Subject to planning permission, there is room to extend the property, like many other properties on the development have done. In relation to location, this home is positioned close to a bus stop and within easy reach of the local amenities, including Waitrose and the school.

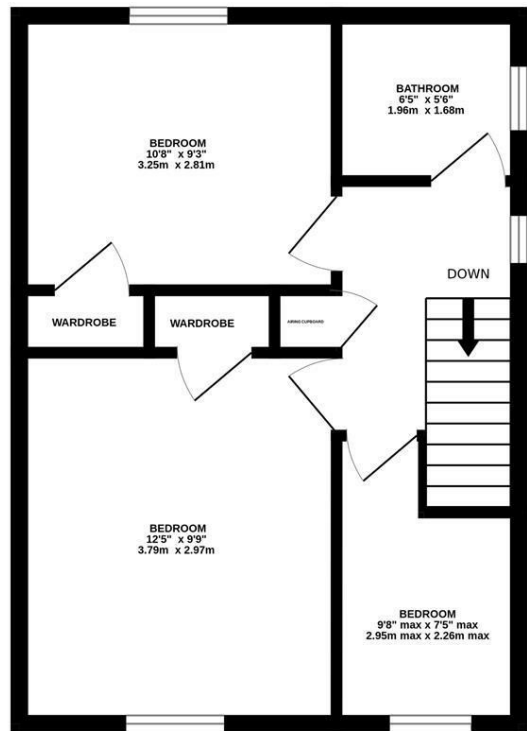
Council Tax Band - C



GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 847 sq.ft. (78.7 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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