

Ben Allman  
Estate & Letting Agents



347 Bowthorpe Road  
, Norwich, NR5 8AF  
£510





347 Bowthorpe Road, Norwich, NR5 8AF

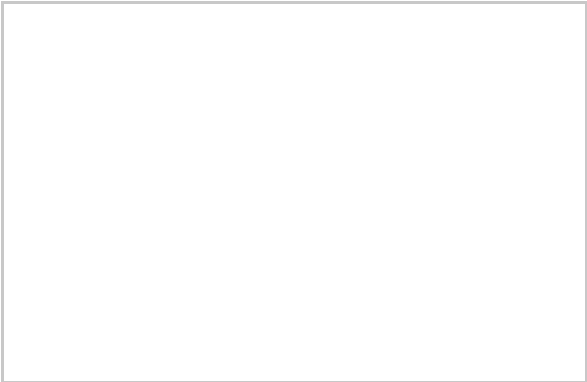
Spacious double room located in the heart of NR5. This property comes fully furnished with all bills included.



### Area Map



### Floor Plan



### Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2B Sprowston Road, Norwich, Norfolk, NR7 8JX  
Tel: 01603 555577 Email: enquiries@baela.co.uk www.baela.co.uk