



2b Old Watton Road
Colney, Norwich, NR4 7TN
£1,800

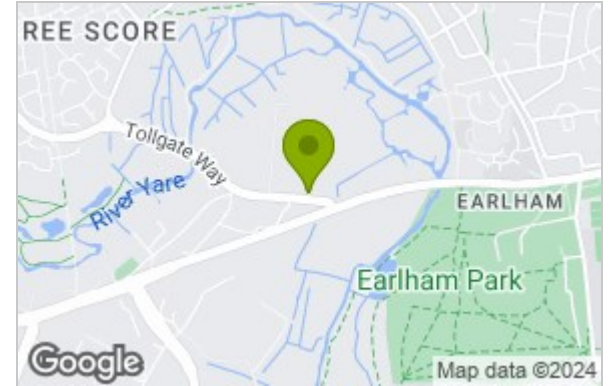


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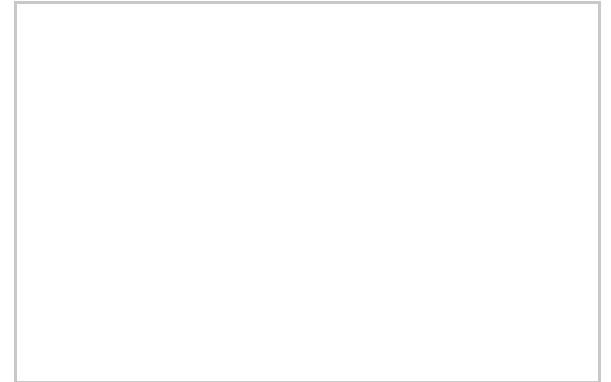
STUDENT PROPERTY Ben Allman Estates offer this newly built FULLY FURNISHED bespoke semi-detached home located within a prominent location with field views and ideally located for the University of East Anglia and the Norfolk and Norwich hospital. This property is suitable for families or an HMO for sharers.




Area Map



Floor Plan



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (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 |  |

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.

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