



19b The Swale  
, Norwich, NR5 9HE  
£1,800

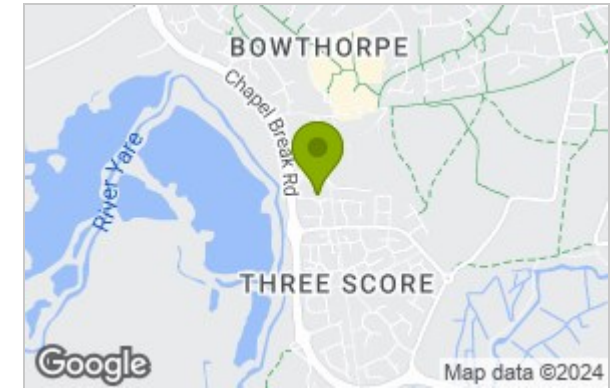


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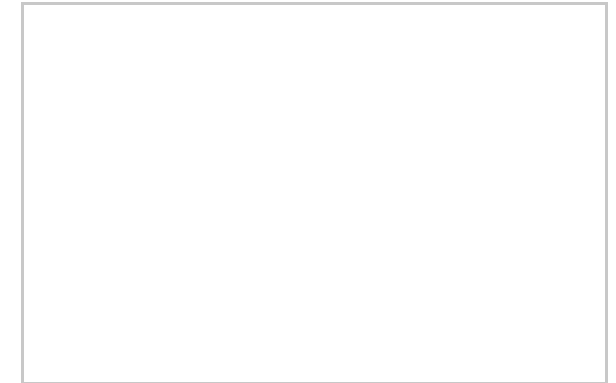
Ben Allman Estate Agents offer this MODERN 4 bed house located in the student popular area of Threescore to the West of Norwich just a short walk of bike ride to the UEA. Benefits from en suite to master, ground floor cloakroom, communal area, kitchen and a garden.



## 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			
<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.

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