









## 71 Lilburne Avenue, Norwich, NR3 3NZ

Ben Allman Estate agents are happy to introduce this large double room which is welcome to couples.

This property has been recently redecorated with brand new flooring laid down. The property is also going to be fully furnished with brand new furniture.

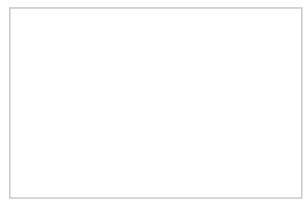




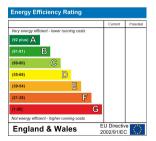
## Area Map



Floor Plan



## **Energy Efficiency Graph**



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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