

# Astley & co

## ESTATE AGENTS



7 Lusher Rise, Hellesdon  
Norwich

**Price:** Guide Price £225,000

### Information

Spacious Semi in Hellesdon with THREE BEDROOMS which seems much bigger than the usual comparable property. Sits well in a decent sized plot with a mature gardens to the front and rear. Updating required and is a blank canvas.

Offered with no onward chain.

Gas Fired Central Heating. Energy Performance Rating D.

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## Description

### Entrance Hall

**Lounge** 14' 0" x 10' 10" (4.267m x 3.309m)

**Kitchen** 12' 3" x 7' 3" (3.737m x 2.2m)

**Dining Room** 11' 11" x 10' 9" (3.627m x 3.287m)

### First Floor Landing

**Bathroom** 8' 3" x 7' 3" (2.517m x 2.222m)

**Bedroom 1** 12' 7" x 10' 10" (3.846m x 3.306m)

**Bedroom 2** 11' 10" x 11' 0" (3.601m x 3.351m)

**Bedroom 3** 7' 8" x 7' 6" (2.345m x 2.279m)



## Summary of accommodation

- Semi Detached House
- Three Bedrooms
- Lovely Big Gardens
- Blank Canvas with Great Potential
- Quiet Location
- Boiler Not Old
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

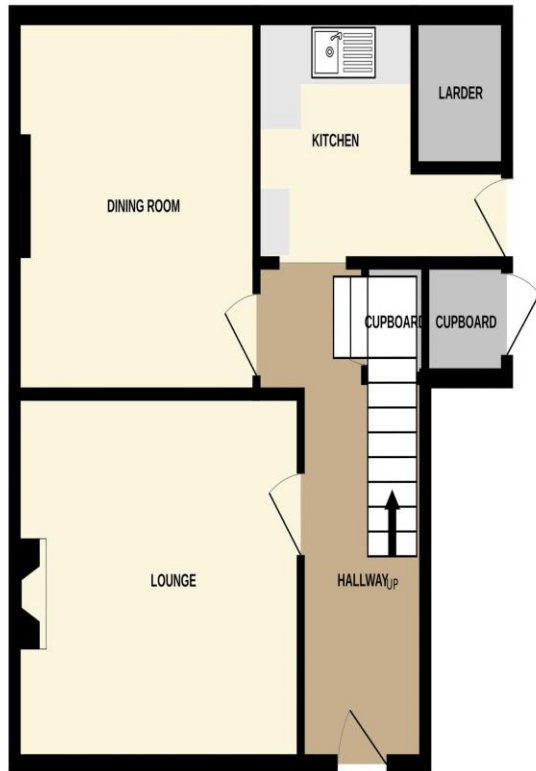
## Astley & Co Estate Agents

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GROUND FLOOR



1ST FLOOR



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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