

Astley & co

ESTATE AGENTS



Semi Detached House

Two Bedrooms

Garage

Conservatory

Wren Kitchen

Boiler Installed 4 years ago



5 Association Way
Norwich, NR7 0TQ

Guide Price £240,000

Entrance Hall

Entrance Door, door to kitchen and living room, storage cupboard

Kitchen 8' 6" x 8' 2" (2.6m x 2.5m)

Window to front, comprising a range of base and wall units,

Lounge 15' 1" x 11' 10" (4.6m x 3.6m)

Sliding doors to rear and to Conservatory, stairs to first floor landing, radiator

First Floor Landing

Doors to both bedrooms and bathroom, airing cupboard

Bedroom 1 9' 10" x 9' 10" (3.0m x 3.0m)

Window to rear, wardrobes, radiator

Bedroom 2 12' 2" x 5' 7" (3.7m x 1.7m)

Window to front, radiator

Bathroom

Comprising a fitted bath with shower over, WC, pedestal wash basin, part tiled walls

Conservatory

Lean-to style conservatory with doors to garden

Garden

Enclosed and secluded rear garden

Garage

Up and over doors

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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