



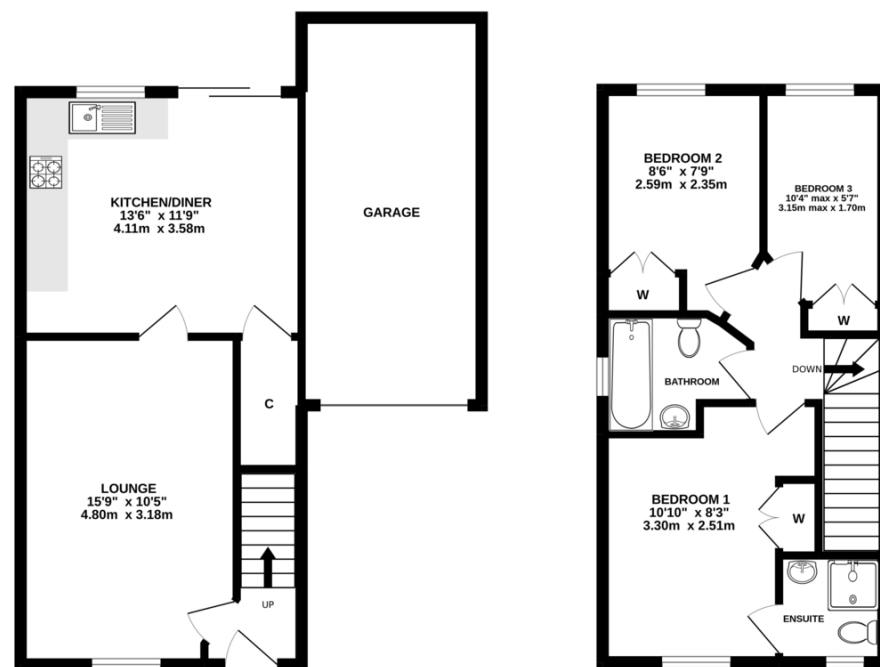
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

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GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.

1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 903 sq.ft. (83.9 sq.m.) approx.

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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Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

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County 01263 738444  
City 01603 620551  
Coastal 01263 822373

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements.



## 19 Independent Way, Norwich, NR7 0UX

GUIDE £270,000 - £280,000

A pleasantly positioned 3-bedroom link detached house with a wider than average plot and benefitting from a driveway, garage and additional parking. This property is offered for sale with no onward chain.

- Link Detached House
- Three Bedrooms
- En-suite Shower Room
- Family Bathroom
- No Onward Chain

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## Property Description

### ENTRANCE HALL

Panelled entrance door with single glazed panels. Radiator. Stairs to first floor landing.

### LOUNGE

Radiator. Television and telephone points. Thermostat control for heating. Double glazed window to front aspect.

### KITCHEN/DINER

Worktops with cupboards and drawers below and an inset stainless single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards. Built-in fan assisted double oven. Inset 4 burner gas hob with a concealed extractor above. Utility space below worktop with plumbing for washing machine. Space for fridge/freezer. Radiator. Wall mounted gas fired boiler. Built-in under stairs storage cupboard. Double glazed window to rear aspect. Double glazed sliding patio door to a paved patio and the rear garden.



### FIRST FLOOR

#### LANDING

Loft access hatch.

#### BEDROOM 1

Radiator. Built-in double wardrobe. Double glazed window to front aspect.

#### EN-SUITE SHOWER ROOM

Fully tiled walls and a corner shower cubicle with mixer shower and shower screen the sliding doors. Wash basin with cupboard below. WC. Radiator. Extractor. Double glazed window to front aspect.



#### BEDROOM 2

Radiator. Laminate floor. Built-in double wardrobe. Double glazed window to rear aspect.

#### BEDROOM 3

Radiator. Built-in double wardrobe. Double glazed window to rear aspect.

#### BATHROOM

White suite comprising panelled bath with tiled surround and mixer tap and shower attachment. Pedestal wash basin with tiled splashback. WC. Laminate floor. Extractor. Double glazed window to side.

#### OUTSIDE

The property is positioned at the end of a short section of shared roadway which leads to the front of the house where there parking spaces in addition to the driveway and adjoining garage to the side of the house. There is a wider than normal width to the other side of the house with a pathway and gate leading to the rear garden which is enclosed and laid predominantly to lawn with a paved patio are to the immediate rear of the property.



#### AGENTS NOTES

Freehold

Council Tax Band 'C' - Broadland District Council  
Mains gas, water, electricity and drainage are connected

