

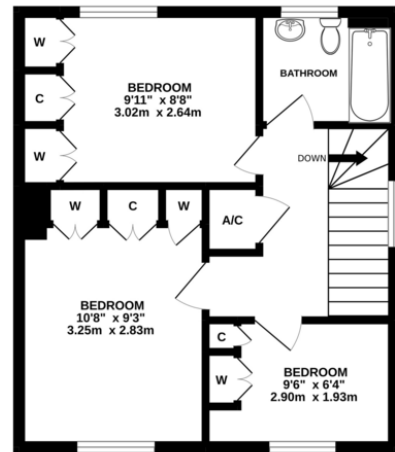
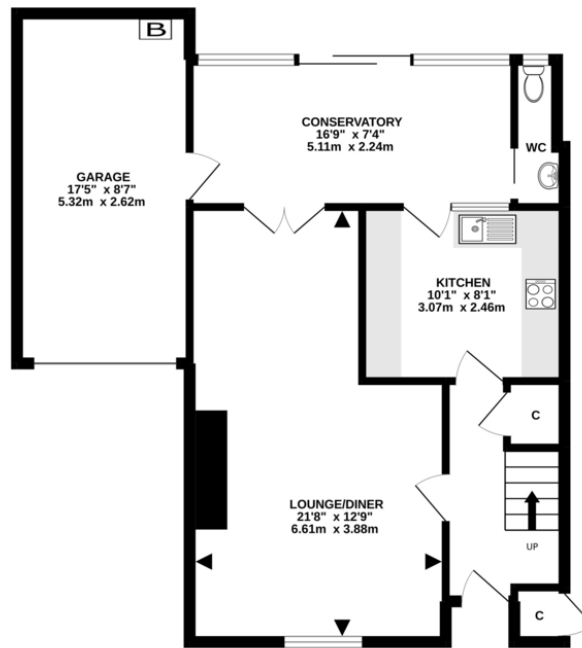


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.

1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 1073 sq.ft. (99.7 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.



51 Lindford Drive, Norwich, NR4 6LR

Guide Price £275,000

An opportunity for a buyer to put their mark on this 3-bedroom link detached house, requiring updating and improvement. This property is offered for sale with no onward chain.

- Link Detached House
- No Onward Chain
- Three Bedrooms
- Lounge and Kitchen
- Conservatory

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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.

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Property Description

ENTRANCE HALL

UPVC entrance door with two double glazed panels. Tiled floor. Radiator. Thermostat control for heating. Low door to a built-in under stairs storage cupboard. Staircase to first floor landing.

LOUNGE/DINER

Two radiators. Feature brick fireplace with a raised tiled hearth. Cable television point. UPVC double glazed window to front aspect. Glazed panel doors to the conservatory.

KITCHEN

Worktops with cupboards and drawers below and an inset stainless steel one and a half bowl single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards. Built-in fan assisted oven and grill. Inset four ring electric hob. Utility space below worktop with plumbing for washing machine. Space for refrigerator. Tiled floor. Single glazed window and part glazed door to the conservatory.



CONSERVATORY

Exposed floorboards. Two radiators. Double power points. Polycarbonate roof. UPVC double glazed windows and a double glazed sliding patio door to the rear garden.

CLOAKROOM

White WC. Pedestal wash basin. Exposed floorboards. Radiator. Polycarbonate roof. UPVC double glazed window to rear.

FIRST FLOOR

LANDING

Radiator. Built-in airing cupboard with slatted shelves and hot water cylinder with immersion heater. Loft access hatch. UPVC double glazed window to side.

BEDROOM 1

Radiator. Built-in wardrobes and shelved storage cupboard. Matching vanity desk with drawers below and bedside unit. UPVC double glazed window to rear aspect.

BEDROOM 2

Radiator. Cable television point. Built-in wardrobes and shelved storage cupboard. UPVC double glazed window to front aspect.

BEDROOM 3

Radiator. Fitted wardrobe and shelved storage cupboard. UPVC double glazed window to front aspect.

BATHROOM

Fully tiled walls and a white suite comprising panelled bath with mixer tap and shower attachment and a mixer shower above. Pedestal wash basin. WC. Radiator. UPVC double glazed window to rear.

OUTSIDE

A driveway leads to an adjoining single garage with up and over door, light, overhead storage space, wall mounted gas fired boiler. Door to conservatory. The rear garden is enclosed with established shrubs borders and laid partly to lawn with patio area to the immediate rear of the property.

AGENTS NOTES

Freehold

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

