



71 Lilburne Avenue  
, Norwich, NR3 3NZ  
£560



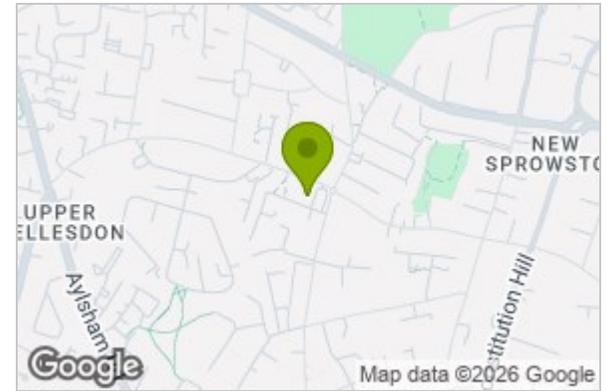
71 Lilburne Avenue, Norwich, NR3 3NZ

Ben Allman Estate Agents are happy to introduce this large double room available in NR3.

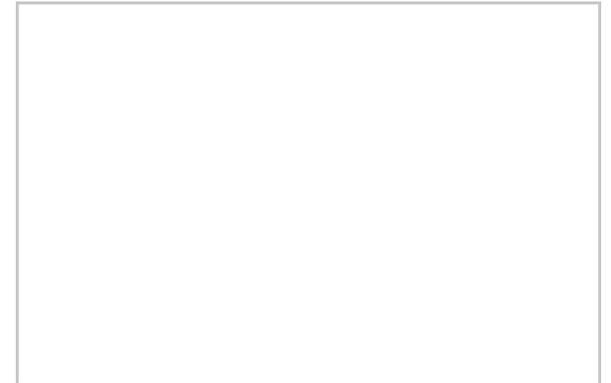
This property has been recently redecorated with brand new flooring laid down and comes fully furnished.



### Area Map



### Floor Plan



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

2B Sprowston Road, Norwich, Norfolk, NR3 4QN

Tel: 01603 555577 Email: [enquiries@baela.co.uk](mailto:enquiries@baela.co.uk) [www.baela.co.uk](http://www.baela.co.uk)