

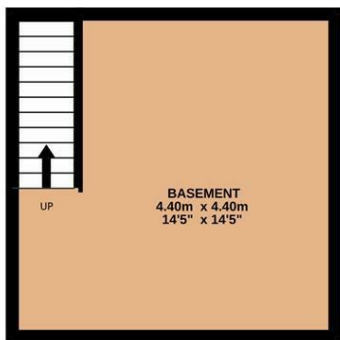


Elm Hill | Norwich | NR3  
Price Range £425,000

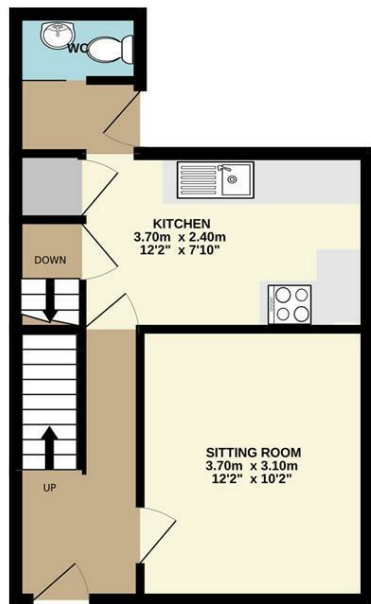
abbotFox

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

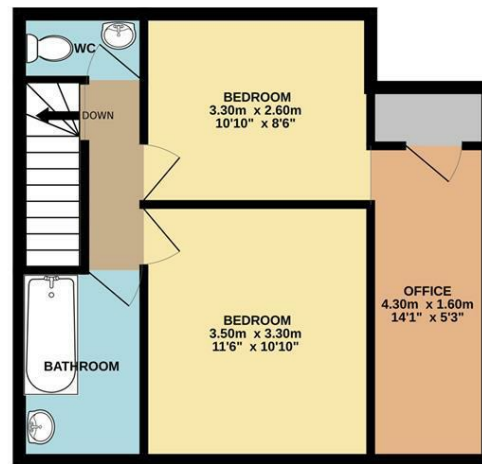
BASEMENT  
19.4 sq.m. (209 sq.ft.) approx.



GROUND FLOOR  
32.4 sq.m. (349 sq.ft.) approx.



1ST FLOOR  
37.4 sq.m. (402 sq.ft.) approx.



TOTAL FLOOR AREA : 89.2 sq.m. (960 sq.ft.) 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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abbotFox presents this charming mid terrace home on Norwich's most famous and picturesque street, Elm Hill.

Generously proportioned rooms are neatly arranged over three floors. There are three bedrooms, a good sized lounge and an impressive basement room.

Elm Hill is the most complete Medieval street in Norwich dating back to 1507. It is lined with beautiful homes and shops and is on the door step of some of Norwich's most popular, independent eateries and public houses including the famous 'Ribs of Beef'.

