

abbotFox



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39

Blue parking sign with text: 'Blue Sign, 2-30 pm & 30 pm, Pay at meter, One-way (in), Max stay 15'

No. 37  
St. Giles

No. 37  
ST. GILES  
OFFERING THREE  
BRICK CARAVANS  
FOR SALE

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K168 TGZ

Fishers Lane, Norwich  
*£1,600 PCM*

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







## THE DETAIL \_\_\_\_\_

abbotFox presents this Charming Period Property with Character in the Heart of Norwich

A rare opportunity to rent this stunning period property, full of charm and character, set across three spacious floors in the very centre of Norwich. Combining historic features with versatile living space, this home is ideal for those seeking something unique in the city.

The accommodation includes four bedrooms, with the master benefitting from its own en-suite shower room. A family bathroom serves the remaining bedrooms, while fitted storage throughout ensures practicality and ease of living. The impressive 30ft sitting room offers an abundance of space for both relaxation and entertaining, complemented by a generous kitchen that provides plenty of room for cooking and dining.

To the rear, an enclosed courtyard garden offers a private retreat, complete with rooftop views. The property also comes with a small garage, perfect for a compact vehicle if required.

This exceptional home is perfectly positioned to enjoy all that Norwich city centre has to offer, from shops and restaurants to cultural attractions and transport links

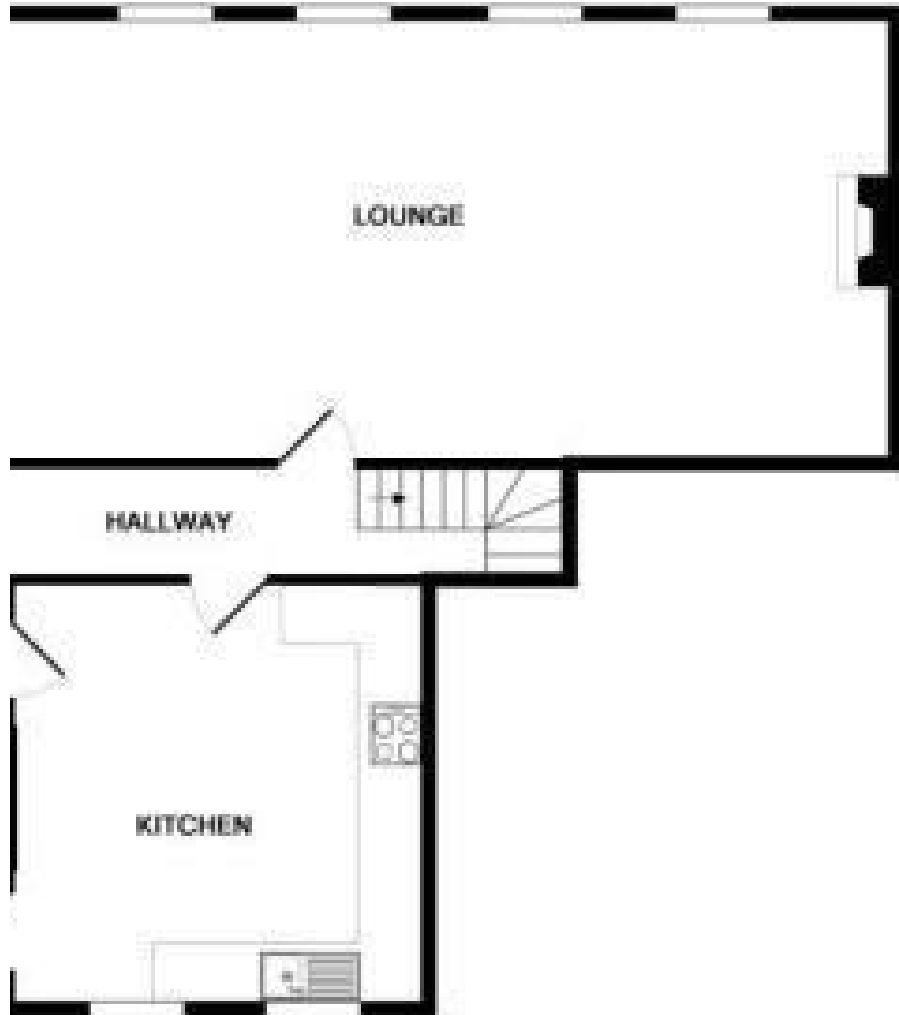






## THE HIGHLIGHTS \_\_\_\_\_

- St Giles Street
- Four Bedrooms
- Character Property
- Garden
- Separate Garage



GROUND FLOOR  
APPROX. FLOOR  
AREA 719 SQ.FT.  
(66.8 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 756 SQ.FT.  
(70.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1475 SQ.FT. (137.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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*Let's talk*

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.