



**Norfolk Property
online.**

Ella Road | Norwich | NR1
Guide price £240,000

Energy Efficiency Rating

Potential	Current
81	55

EU Directive 2002/91/EC

England & Wales

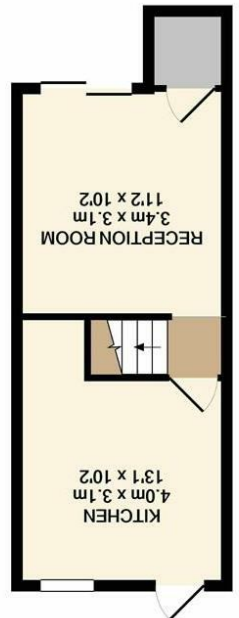
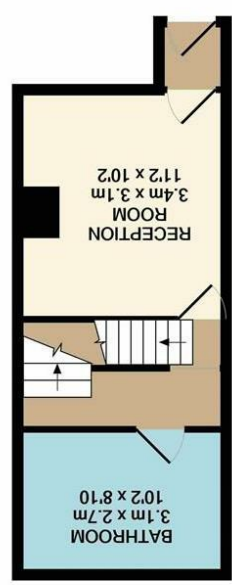
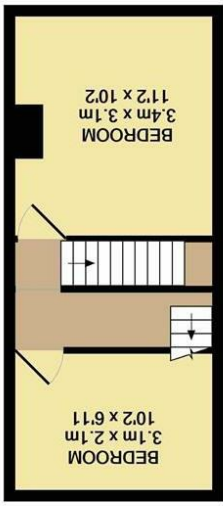
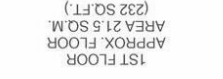
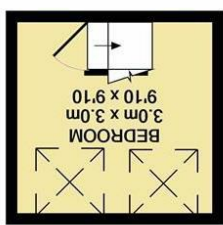
Not energy efficient - higher running costs

1-20	G
21-30	F
31-40	E
41-50	D
51-60	C
61-70	B
71-80	A

Vary energy efficient - lower running costs

(92 plus)

Disclaimer - In accordance with the Property Misdescriptions Act, the company 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 intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other fittings 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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Norfolk Property Online presents this stunning, newly refurbished four storey home located in the popular Thorpe Hamlet area of Norwich.

Providing flexible accommodation comprising; on the ground floor, a porch entrance with a spacious lounge and family bathroom. Stairs lead down to a separate dining room and stunning kitchen breakfast room, that leads to a private, enclosed, walled garden. The first floor provides two double bedrooms, with a spacious attic room accessed off the landing via a spiral staircase. The property has been well maintained by the current owner.

Early viewing is advised.

Guide price £240,000 - £250,000

