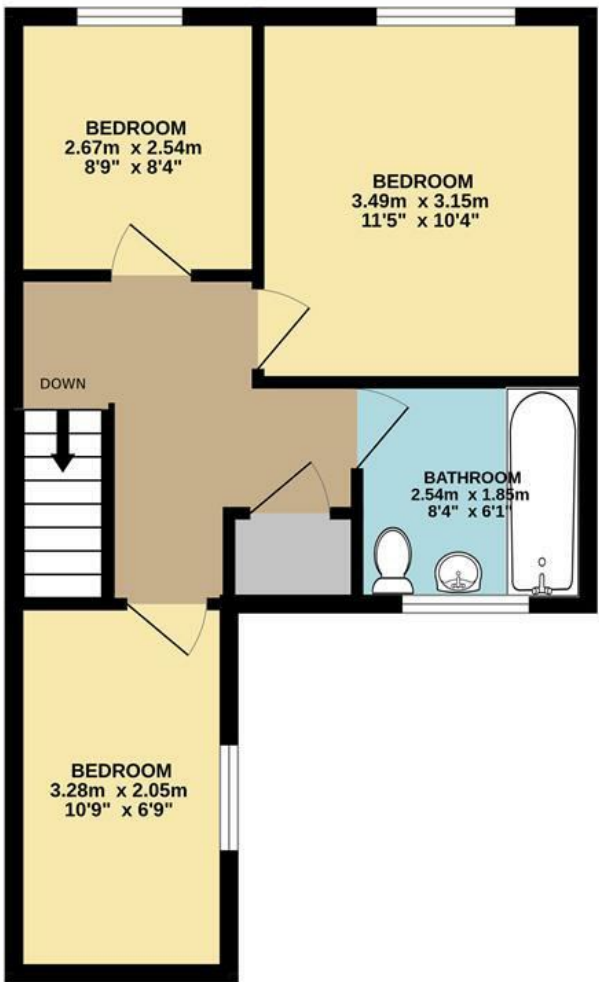


GROUND FLOOR  
38.0 sq.m. (409 sq.ft.) approx.



1ST FLOOR  
38.0 sq.m. (409 sq.ft.) approx.



TOTAL FLOOR AREA: 76.0 sq.m. (818 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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Energy Efficiency Rating

|                                             | Current | Potential               |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92 plus)                                   | A       | 85                      |
| (81-91)                                     | B       |                         |
| (69-80)                                     | C       |                         |
| (55-68)                                     | D       |                         |
| (39-54)                                     | E       |                         |
| (21-38)                                     | F       |                         |
| (1-20)                                      | G       |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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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.



Constitution Hill | Norwich | NR6  
Guide £260,000





abbotFox presents this exceptional three-bedroom home in an exclusive cul de sac within Old Catton, a highly desirable north city suburb.

Generous accommodation briefly comprises; a large sitting room overlooking the rear garden opening into an impressive dining room with floor-to-ceiling windows, a fitted kitchen, and a useful utility room.

The first floor provides three good-sized bedrooms and a stylish family bathroom suite off the landing.

Outside, there is a well well-maintained rear garden with a sun terrace. To the front, off-road parking.

