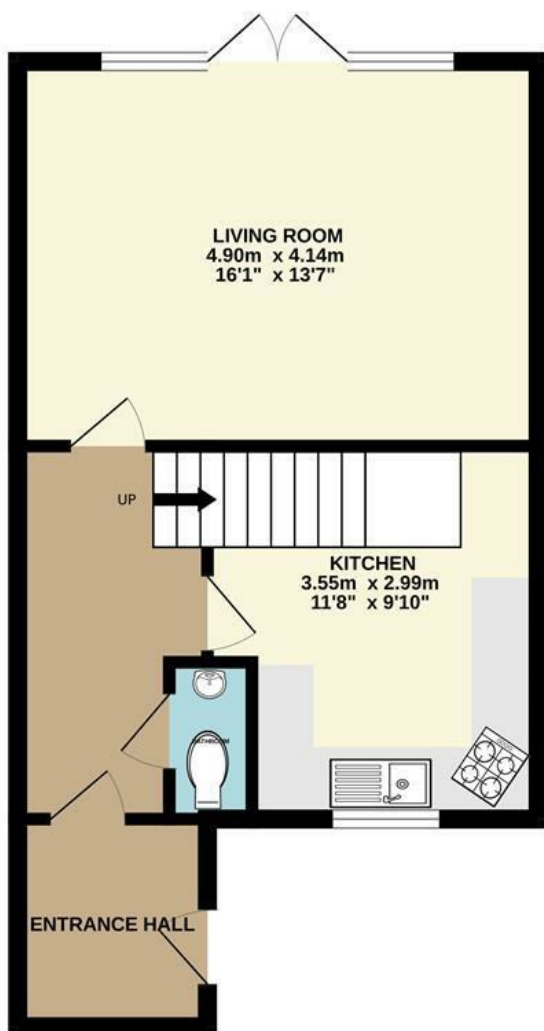




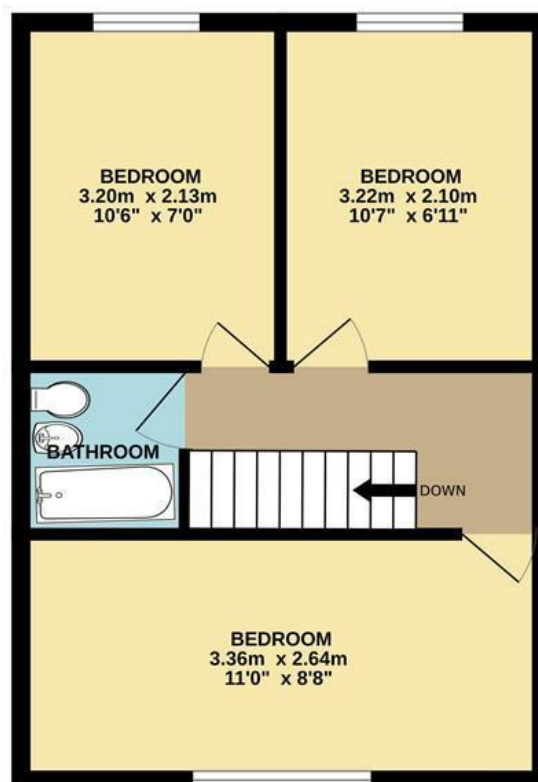
Hillmead | Norwich | NR3
Offers In Excess Of £225,000

abbotFox

GROUND FLOOR
38.6 sq.m. (416 sq.ft.) approx.



1ST FLOOR
35.1 sq.m. (378 sq.ft.) approx.



TOTAL FLOOR AREA: 73.7 sq.m. (794 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		
(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	

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.



abbotFox presents this stylishly refurbished Three bedroom townhouse, nestled in the highly coveted NR3 postcode just North of Norwich.

Upon entering your greeted by a ,high-specification kitchen. The kitchen boasts top-notch fittings and a suite of freestanding appliances, all of which are thoughtfully included in the sale. This space seamlessly blends style with functionality.

The spacious 16ft lounge/dining room offers a welcoming feel, ideal for relaxation and entertaining guests. Flooded with natural light, this area showcases the seamless flow between indoor and outdoor living, making it a perfect space to unwind.

The property features a thoughtfully refitted bathroom, reflecting contemporary design and comfort. Every detail has been carefully considered, ensuring a spa-like retreat for residents. The attention to detail extends throughout the home, with smooth plastered ceilings providing a sleek and polished finish.

The property also features gas-fired central heating and double glazing, creating a warm and energy-efficient environment. The addition of a refitted ground floor cloakroom adds convenience and further enhances the functionality of the space.

This property is offered with no onward chain!

