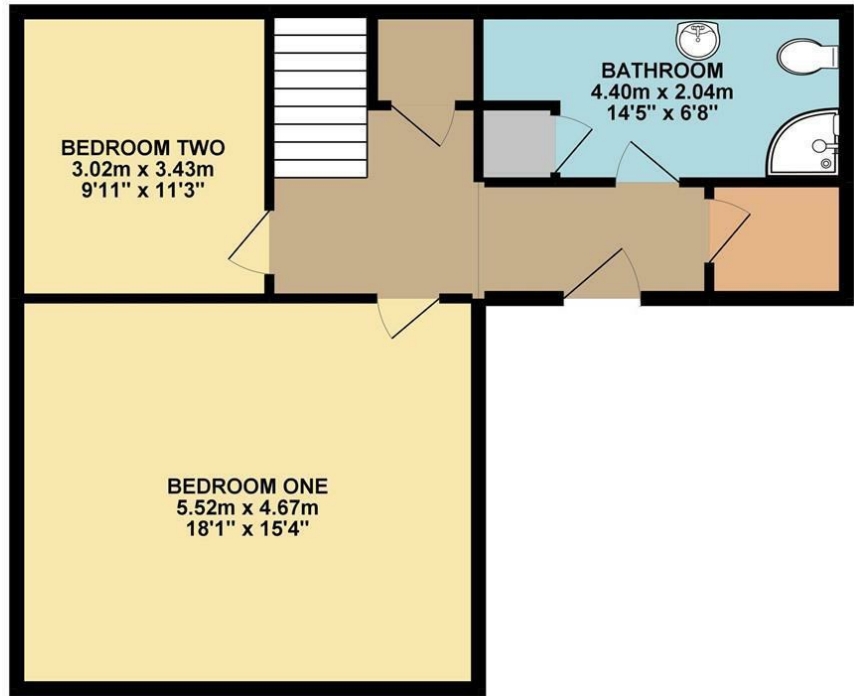


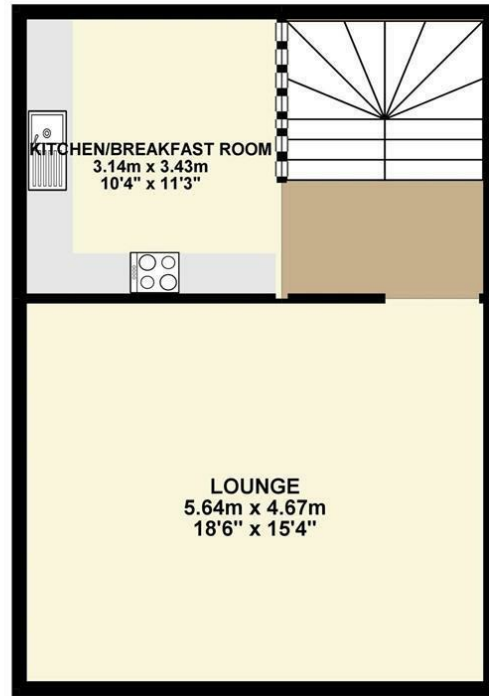
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

1ST FLOOR 59.80 sq. m.
(643.72 sq. ft.)



2ND FLOOR 45.68 sq. m.
(491.74 sq. ft.)



TOTAL FLOOR AREA : 105.49 sq. m. (1135.46 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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Calvert Street | Norwich | NR3
Guide Price £240,000



abbotFox presents this charming character duplex apartment. Situated within Norwich City Centre, this home has been thoughtfully improved by the current owners to blend period features with modern convenience. Located within a 19th Century listed building, this home forms part of an exclusive development of just three apartments, with this spacious duplex comprising of an inviting entrance hall, two double bedrooms, shower room and laundry room, to the lower floor, with the upper floor offering a kitchen breakfast room, and spacious sitting room which benefits from views of the Cathedral. An internal viewing comes highly recommended to appreciate this home.

Guide Price - £240,000 - £250,000

