



GROUND FLOOR
APPROX. FLOOR
AREA 36.3 SQ.M.
(391 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 35.9 SQ.M.
(387 SQ.FT.)

TOTAL APPROX. FLOOR AREA 72.2 SQ.M. (777 SQ.FT.)

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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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	
			78
		46	

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.



Ella Road | Norwich | NR1
Guide Price £230,000 - £240,000



abbotFox presents this stylish, hall entrance end-terraced house situated in the popular suburb of Thorpe Hamlet. Boasting a stunning open plan kitchen diner, lounge, ground floor three piece bathroom and three bedrooms (third bedroom located off the second bedroom). With character features throughout this is an ideal opportunity for any professional couple or first-time buyer. An internal viewing comes highly recommended.

Thorpe Hamlet is a popular area situated to the east of Norwich. The area offers convenient access to Norwich train station, the A47 Southern bypass and is just a short walk from Norwich City Centre and the popular recreation area on Mousehold Heath.

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