

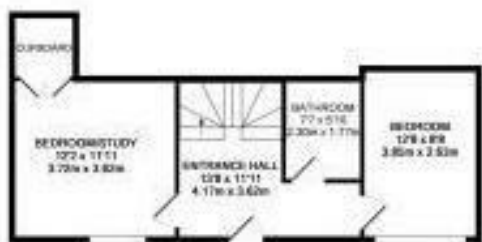


Elm Hill | Norwich | NR3
 Guide £650,000

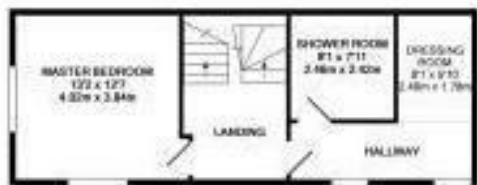
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

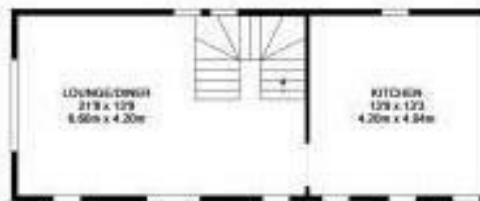
Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



GROUND FLOOR
 APPROX. FLOOR
 AREA: 430 SQ FT
 (40.0 SQ M)



1ST FLOOR
 APPROX. FLOOR
 AREA: 431 SQ FT
 (40.1 SQ M)



2ND FLOOR
 APPROX. FLOOR
 AREA: 313 SQ FT
 (29.1 SQ M)



abbotFox Bespoke presents The Old Weaver's House on Norwich's most famous and picturesque street, Elm Hill.

Generously proportioned rooms are neatly arranged over three floors and overlook The River Wensum and Elm Hill Loke gardens.

There are three double bedrooms, a most impressive triple aspect, vaulted sitting room with breath taking views and a stunning kitchen dining room.

Elm Hill is the most complete Medieval street in Norwich dating back to 1507. It is lined with beautiful homes and shops and is on the door step of some of Norwich's most popular, independent eateries and public houses including the famous 'Ribs of Beef'.

