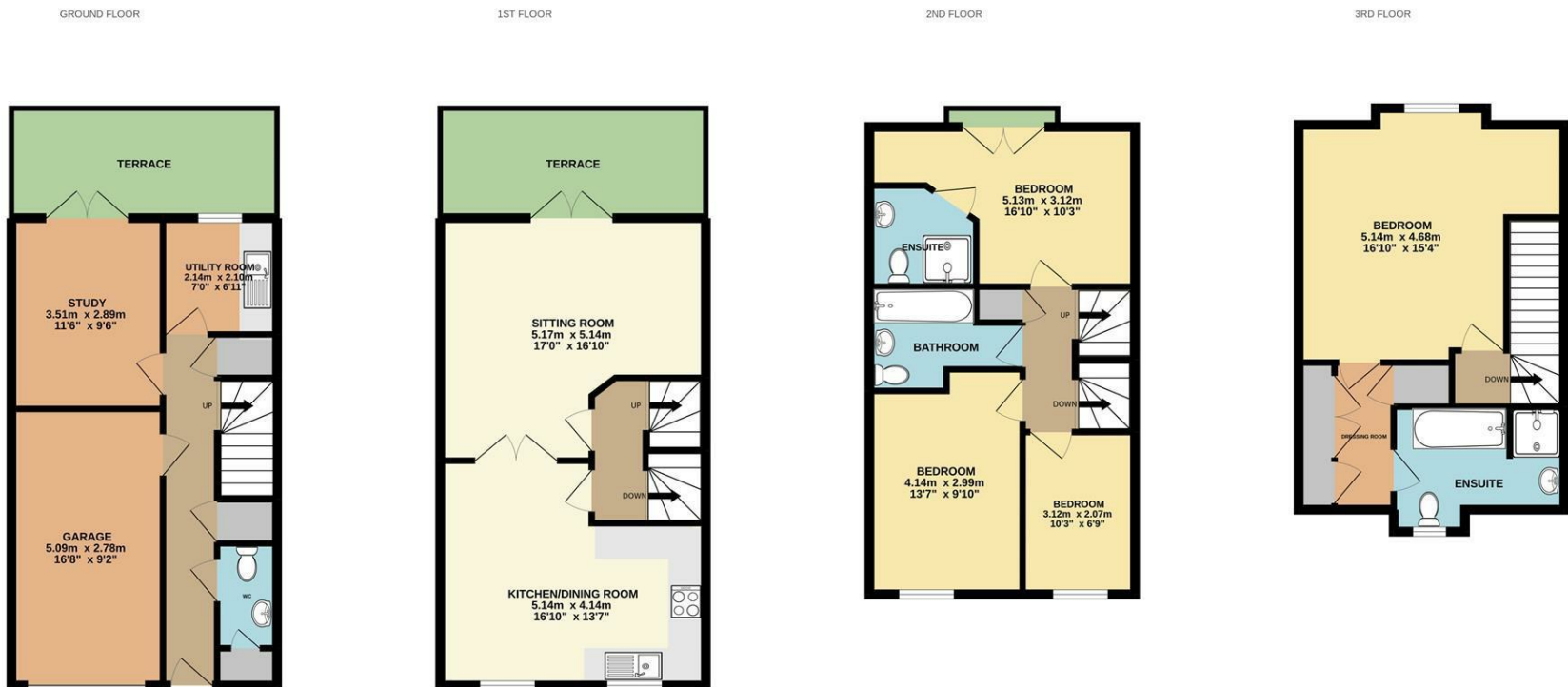


Energy Efficiency Rating

	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.



TOTAL FLOOR AREA : 178.0 sq.m. (1916 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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Baltic Wharf | Norwich | NR1
 Guide £625,000



abbotFox Bespoke presents this most attractive city centre townhouse enviably situated on the River Wensum.

Generous accommodation is arranged over four floors and briefly comprises; an entrance hall, WC, home office/snug with covered terrace, and useful utility room. There is an integral garage.

The first floor provides a kitchen dining room with integral appliances and a good-sized sitting room with an open terrace affording stunning river views.

Three bedrooms and a family bathroom can be found on the second floor, the guest bedroom featuring an en suite and Juliette balcony.

The principal bedroom suite occupies the entire third floor and boasts a dressing room and en suite.

To the front, there is a driveway and garage.

