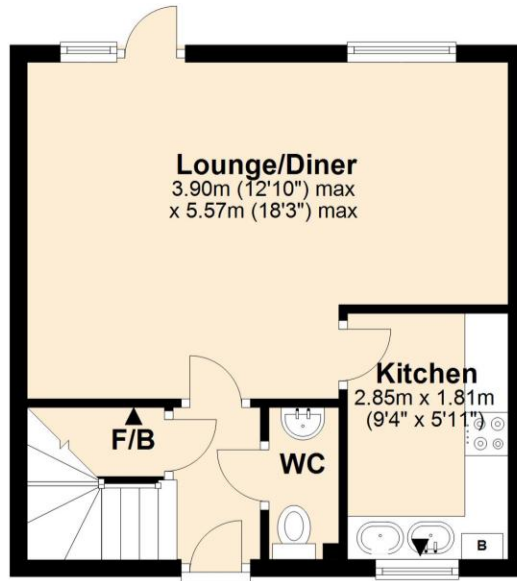


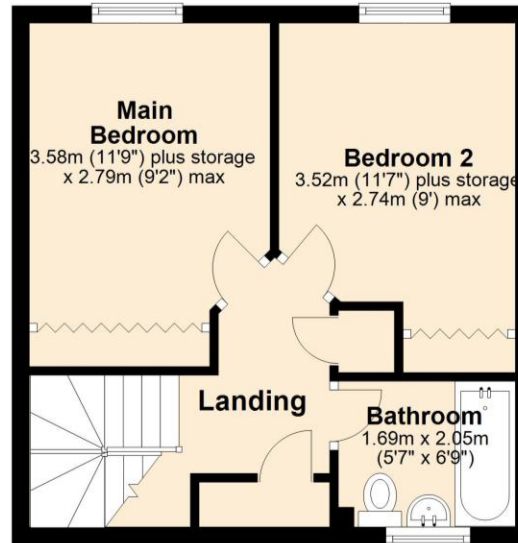
Ground Floor

Approx. 31.9 sq. metres (343.8 sq. feet)



First Floor

Approx. 32.9 sq. metres (353.9 sq. feet)



Total area: approx. 64.8 sq. metres (697.7 sq. feet)

OUTSIDE

To the front is an allocated parking space, with a footpath leading down the side of the property. A gate provides access to the 23'3" low maintenance enclosed rear garden, featuring attractive mature trees and shrubs, patio and shingled areas.

AGENTS NOTE

Please be advised the images reflect the property prior to the current tenancy.

DIRECTIONS

From Newmarket Road, A11 turn into Brunswick Road. Turn right into Edward Jodrell Plain Turn and bear left as the road becomes Sarah West Close. Turn right between two terraces to continue on Sarah West Close where the property is the first on the right-hand side.

LOCAL AUTHORITY

Norwich

COUNCIL TAX BAND

B

Energy Efficiency Rating Current C 73 Potential B 88



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Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



City centre living at its finest with this 2 bedroom end-terraced property with parkland nearby, offered with an allocated parking space, situated in a highly sought-after location. Accommodation includes 2 double bedrooms, 18'3 lounge/diner with garden access plus an enclosed, south-east facing low maintenance rear garden with patio.

Sarah West Close

Norwich | Norfolk | NR2 2TE

£995 pcm

Contemporary end-terraced house in a perfect location for the city centre

2 first floor bedrooms, both featuring storage

Practical kitchen features a double sink

18'3 lounge/diner includes twin windows and garden access

Family bathroom with shower over bath

Gas central heating and double glazing

Allocated parking space to the front of the property

23'3 low maintenance garden with patio, flower beds and shingled areas

Conveniently located for the city centre, road links and amenities

Available end of April 2024!

