



Ranworth Road, Norwich

£2,500 pcm - Tenancy Info

Energy Efficiency Rating : D

- ✓ Student Home
- ✓ Walking & Cycling Distance to UEA
- ✓ Close to Amenities
- ✓ Five Double Bedrooms
- ✓ Five En Suite Shower Rooms
- ✓ Secure Bike Storage
- ✓ Low Maintenance Garden
- ✓ Ample Off Road Parking

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





AVAILABLE SEPTEMBER 2022 this HIGH END STUDENT HOME offers FANTASTIC ACCOMMODATION within WALKING and CYCLING DISTANCE to the UEA. The owner has RECENTLY RE-ROOFED the property along with adding a new GAS HEATING SYSTEM combined with NEW RADIATORS in EVERY ROOM. NEW LIGHTING has also been installed throughout. Once inside you will find a SPACIOUS ENTRANCE HALL, from here you will find a DOUBLE BEDROOM with a LARGE EN SUITE SHOWER ROOM, NEWLY FITTED KITCHEN/DINING ROOM with DOUBLE OVEN, ELECTRIC HOB and FRIDGE/FREEZER. This leads to an INNER HALL with ACCESS to the ENCLOSED REAR GARDEN, a further DOUBLE BEDROOM with an EN SUITE SHOWER ROOM. Upstairs comprises THREE further GENEROUS DOUBLE BEDROOMS all benefiting from EN SUITE SHOWER ROOMS, you will also find a SUBSTANTIAL STORAGE CUPBOARD. OUTSIDE a low maintenance FENCED GARDEN completes the property.

LOCATION

Located on the fringe of Norwich City and within easy walking or cycling of the UEA, this property provides a delightful retreat from the hustle and bustle, but within convenient distance to the main shopping district, University of East Anglia, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

DIRECTION

You may wish to use your Sat-Nav (NR5 8EB) but to help....Leave Norwich on Earlham Road heading toward the UEA. Head straight over at the roundabout adjacent to the Police Station and take the third exit at the next roundabout onto Earlham Green Lane. Follow to Bowthorpe Road and turn left. Take the next right onto Earlham Grove and then the first left onto Cadge Road. Take the next right onto Ranworth Road where you will

find the property indicated by our 'For Let' board on the right hand side.

The property is approached via a pebbled driveway which leads to a hard standing pathway to front door.

Obscure double glazed entrance door to:

ENTRANCE HALL

Fitted carpet, telephone point, thermostat heating control, stairs to first floor landing, smooth ceiling, doors to:

DOUBLE BEDROOM

11' 7" x 10' 7" Max (3.53m x 3.23m) Fitted carpet, radiator, uPVC double glazed window to rear, television point, smooth ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with thermostatically controlled shower and glazed shower screen, aqua board splash backs, shaver point, wall mounted vanity mirror, extractor fan, vinyl flooring, vertical radiator, uPVC obscure double glazed window to front, smooth ceiling.

KITCHEN

16' 8" x 10' Max (5.08m x 3.05m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, matching up-stands, inset electric hob and extractor fan over, built-in eye level electric double oven, space for fridge freezer, space for washing machine, vinyl flooring, radiator, uPVC double glazed window to front, telephone point, smooth ceiling, door to:

INNER HALL

Fitted carpet, radiator, uPVC double glazed door to side, built-in storage cupboard, smooth ceiling, door to:

DOUBLE BEDROOM

12' 6" x 11' 7" Max (3.81m x 3.53m) Fitted carpet, radiator, uPVC double glazed window to rear, television point, smooth ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with electric shower and glazed shower screen, aqua board splash backs, shaver point, extractor fan, vinyl flooring, vertical radiator, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, uPVC double glazed door to front, cupboard housing wall mounted gas fired central heating boiler, smooth ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

11' 10" x 9' 10" Max (3.61m x 3m) Fitted carpet, radiator, uPVC double glazed window to rear, television point, smooth ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with thermostatically controlled shower and glazed shower screen, aqua board splash backs, shaver point, extractor fan, vinyl flooring, vertical radiator, uPVC obscure double glazed window to front, smooth ceiling.

DOUBLE BEDROOM

12' 10" x 7' 1" (3.91m x 2.16m) Fitted carpet, radiator, uPVC double glazed window to front, television point, smooth ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with thermostatically controlled shower and glazed shower screen, aqua board splash backs, shaver point, wall mounted vanity mirror, extractor fan, vinyl flooring, vertical radiator, smooth ceiling.

DOUBLE BEDROOM

18' 7" x 12' 7" Max (5.66m x 3.84m) Fitted carpet, radiator, uPVC double glazed window to rear, television point, smooth ceiling, door to

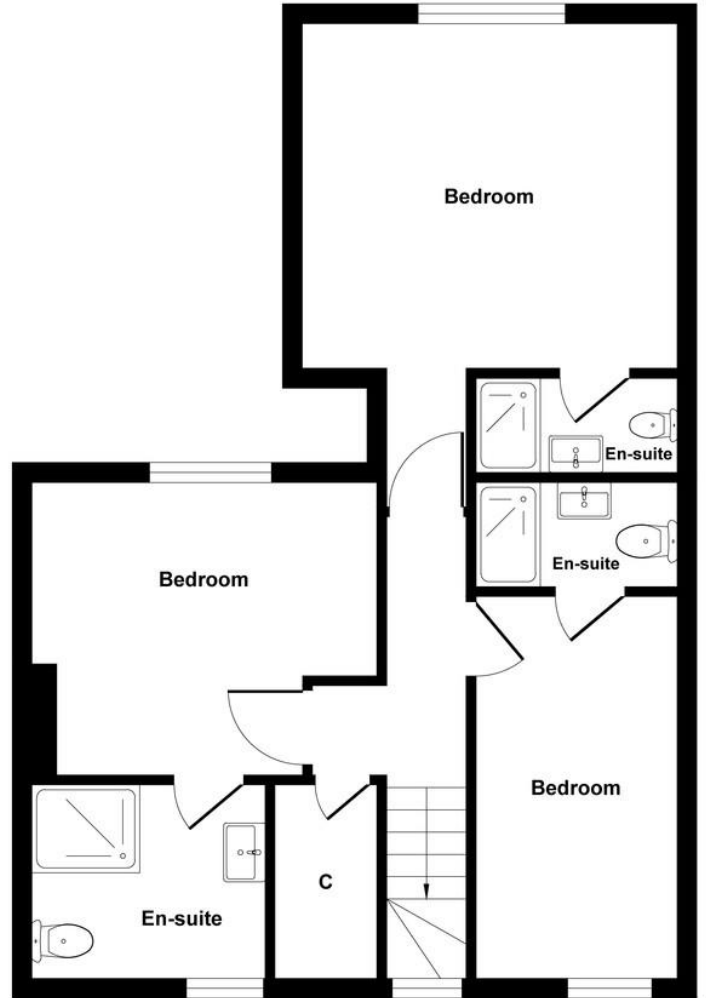
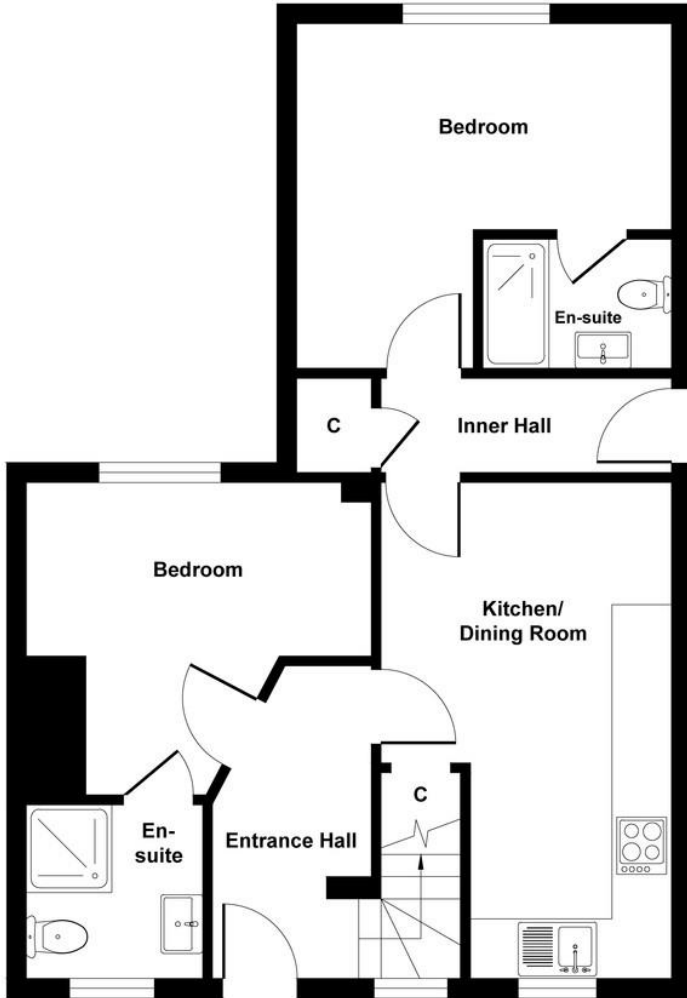
EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with electric shower and glazed shower screen, aqua board splash backs, shaver point, extractor fan, vinyl flooring, vertical radiator, smooth ceiling.

OUTSIDE

Outside you will find a low maintenance enclosed garden with lawned and patio area, along with a hard standing footpath that wraps around the garden.





Ground Floor
 Approximate Floor Area
 555 sq. ft
 (51.56 sq. m)

First Floor
 Approximate Floor Area
 544 sq. ft
 (50.53 sq. m)

Approx. Gross Internal Floor Area 1099 sq. ft / 102.09 sq. m

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Centralised Hub:

starkingsandwatson.co.uk

Crafton House | Rosebery Business Park | Mentmore Way | Poringland | Norwich | NR14 7XP

01603 336116 | sales@starkingsandwatson.co.uk | lettings@starkingsandwatson.co.uk



SWEA Ltd t/a Starkings & Watson. Company Registration Number 10386501
 Registered Office 45a Birchfield Lane, Mulbarton NR14 8AA
 VAT Registration Number 253 994 172