



## Marauder Road, Old Catton, Norwich

£850 pcm - Tenancy Info

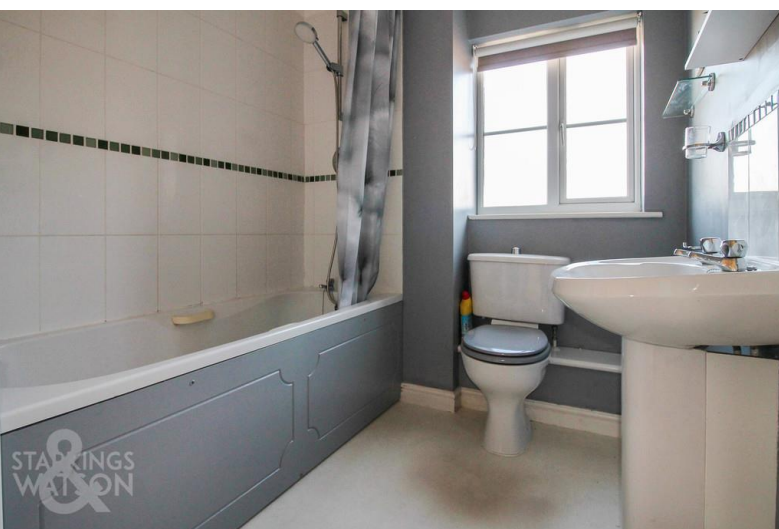
Energy Efficiency Rating : TBC

- ✓ Well Presented Second Floor Flat
- ✓ Two Double Bedrooms with Wardrobes
- ✓ Open Plan Sitting/Dining Room
- ✓ Covered Parking Space
- ✓ Modern Fitted Kitchen
- ✓ Additional Communal Parking
- ✓ Family Bathroom
- ✓ Central Heating & Double Glazing

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







A well presented TWO BEDROOM second floor FLAT situated within this PURPOSE BUILT block, close to LOCAL AMENITIES and TRANSPORT LINKS. The accommodation briefly comprises a HALL ENTRANCE with intercom entry system, two double bedrooms - BOTH with BUILT-IN WARDROBES, family bathroom with a SHOWER OVER, OPEN PLAN sitting/dining room with STUDY SPACE, and the MODERN fitted KITCHEN. The property also benefits from GAS FIRED CENTRAL HEATING, double glazing, lawned communal gardens, and an allocated COVERED PARKING SPACE with additional communal parking.

#### LOCATION

Old Catton is a popular north suburb of Norwich. Benefiting from a range of local amenities including shops and schooling. There is regular bus service into the city of Norwich with a Park and Ride facility at Norwich International Airport which is close by.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR6 6HD), but to help you...Leave Norwich City Centre via Magdalen Street and Magdalen Road, which leads onto Constitution Hill. At the outer ring road roundabout proceed left onto Mile Cross Lane. At the traffic lights, turn right onto St. Faiths Road. At the bend where the road becomes Fifers Lane, bear left, heading straight over the roundabout. Turn right into Heyford Road, and right onto Marauder Road where the property can be found on the right hand side.

The property is approached via a communal parking area with intercom entry door to the communal hallway with stairs rising to the second floor landing where there is a door to the entrance hall.

Entrance door to:

#### ENTRANCE HALL

Fitted carpet, radiator, thermostat heating control, intercom entry phone, built-in storage cupboard, coved ceiling with loft access hatch, doors to:

#### DOUBLE BEDROOM

10' 7" x 7' (3.23m x 2.13m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in wardrobe, coved ceiling.

#### SITTING/DINING ROOM

18' 7" x 17' 7" Max (5.66m x 5.36m) Fitted carpet, radiator x2, double glazed windows to rear aspect x3 and a double glazed window to the front, space for dining table and chairs, television and telephone points, coved ceiling, doors to:

## KITCHEN

8' 10" x 7' 1" (2.69m x 2.16m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, inset electric hob, built-in electric oven and extractor fan over, space for fridge freezer, space for washing machine, vinyl flooring, uPVC double glazed window to front, wall mounted gas fired central heating boiler, coved ceiling with recessed spotlights.

## FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with thermostatically controlled shower, tiled splash backs, shaver point, vinyl flooring, radiator, uPVC obscure double glazed window to front, coved ceiling with recessed spotlights.

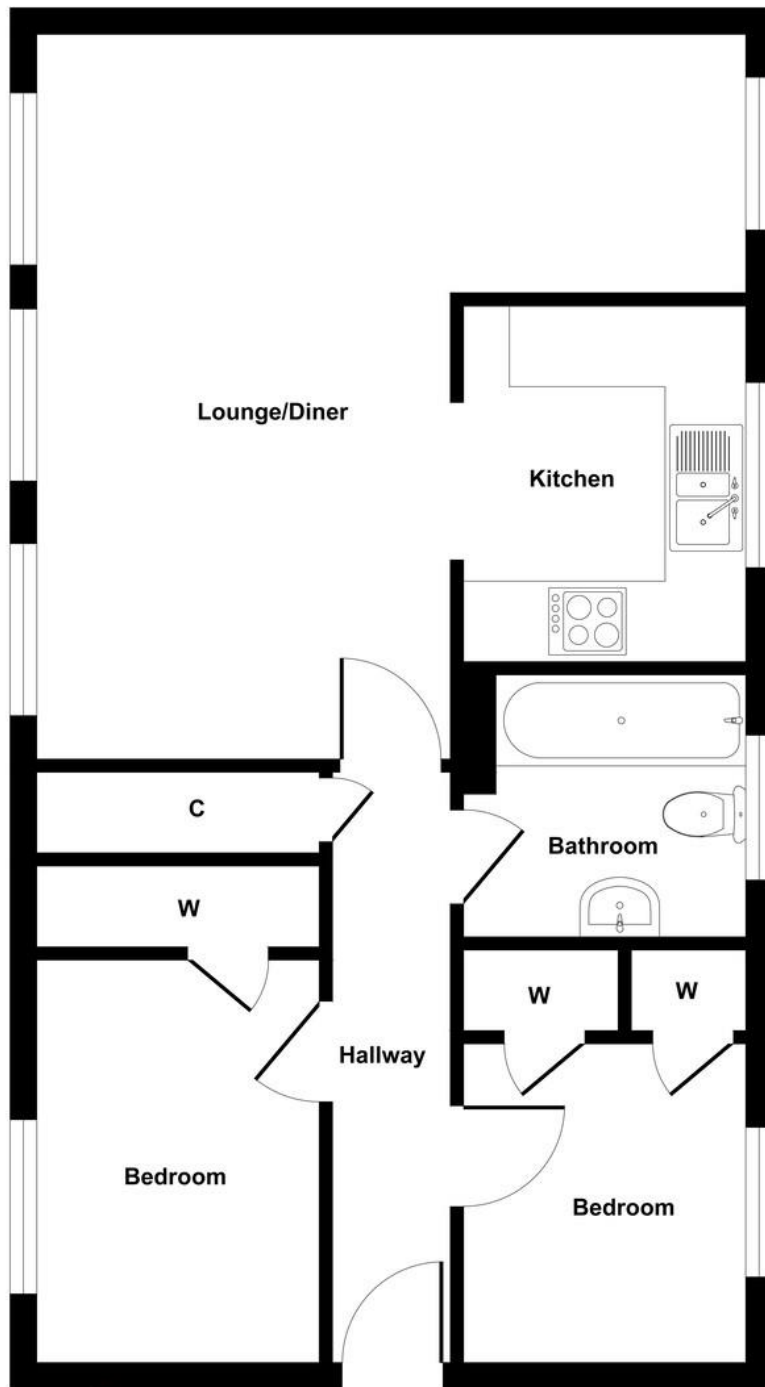
## DOUBLE BEDROOM

9' 9" x 9' 6" (2.97m x 2.9m) Fitted carpet, radiator, uPVC double glazed window to front, television point, built-in double wardrobe, coved ceiling.

## OUTSIDE

Communal lawned gardens, communal parking area and single allocated covered parking space.





**Floor Plan**  
**Approximate Floor Area**  
**580 sq. ft**  
**(53.88 sq. m)**

**Approx. Gross Internal Floor Area 580 sq. ft / 53.88 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 and 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