



Tizzick Close, Three Score, Norwich

£1000 pcm - Tenancy Info

Energy Efficiency Rating : C

- ✓ Close to UEA and NNUH
- ✓ Mid-Terrace Home
- ✓ Hall Entrance with Cloakroom
- ✓ Kitchen with Space for Appliances
- ✓ Sitting Room with French Doors
- ✓ Two Bedrooms
- ✓ Family Bathroom
- ✓ Enclosed Lawned Garden

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





This mid-terrace home is TUCKED AWAY at the end of a cul-de-sac with OFF ROAD PARKING to front, and ENCLOSED LAWNED GARDENS to rear. Close to the UEA and Norfolk & Norwich University Hospital, the property is presented in MOVE-IN CONDITION, whilst being finished with uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING. The accommodation comprises a HALL ENTRANCE with CLOAKROOM, adjacent KITCHEN with space for appliances, and the SITTING ROOM with FRENCH DOORS to the rear garden. The first floor offers the FAMILY BATHROOM with a shower over, and TWO BEDROOMS - one with BUILT-IN WARDROBES.

LOCATION

Three Score has always been highly desirable due to its close proximity of both the University and Hospital. With good road links to both the A47 and A11, this area is within walking distance of a variety of local amenities, to include, parks, shops, doctors and schools. There is also a regular bus service into Norwich City Centre.

DIRECTIONS

You may wish to use your Sat-Nav (NR5 9HU), but to help you...Leaving Norwich on the Earlham Road, continue straight over at the 'Fiveways' roundabout continuing along Earlham Road, which then becomes Watton Road. Continue along the Watton Road turning right at the traffic lights onto Old Watton Road, which then in turn becomes Tollgate Way. At the roundabout take the first exit onto Three Score Road, turning right at the next roundabout onto Bladewater Road. Follow the road to the

right, where the property can be found at the end of the cul-de-sac, indicated by our To Let board.

The property is approached via a hard-standing shared driveway providing off-road parking and access to the main property.

Obscure double glazed door to:

ENTRANCE HALL

Fitted carpet, radiator, stairs to first floor landing, thermostat heating controls, smooth coved ceiling, doors to:

CLOAKROOM

Two piece suite comprising low level W.C, pedestal hand-wash basin, tiled splash-backs and flooring, radiator, uPVC obscure double glazed window to front, electric fuse box, smooth ceiling.

SITTING ROOM

13' 7" x 12' 1" Max. (4.14m x 3.68m) Fitted carpet, radiator, uPVC double glazed window to rear x2, uPVC double doors to garden, television and telephone point, smooth coved ceiling.

KITCHEN

12' 11" x 6' 1" (3.94m x 1.85m) Fitted range of wall and base level units with complementary rolled edged work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap over, inset stainless steel gas hob with extractor fan over, built-in electric oven, space for washing machine and fridge/freezer, tiled splash-backs, tiled flooring, radiator, uPVC double glazed window to front, wall mounted gas fired central heating boiler, smooth ceiling with recessed spotlighting.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, built in airing cupboard housing hot water tank and storage shelving, smooth coved ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

13' 7" x 10' 1" (4.14m x 3.07m) Fitted carpet, radiator, uPVC double glazed window to front x2, built in double wardrobe with hanging rail space and shelving, television and telephone point, smooth coved ceiling.

BEDROOM

10' 4" x 7' 4" (3.15m x 2.24m) Fitted carpet, radiator, uPVC double glazed window to rear, telephone point, smooth coved ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C with hidden cistern, hand-wash basin set within vanity unit with storage cupboard under and mixer tap over, panelled path with mixer shower tap over, tiled splash-backs, tiled

flooring, electric plinth level heater, uPVC obscure double glazed window to rear, extractor fan, smooth ceiling with recessed spotlighting.

OUTSIDE REAR

To the rear there is a fully enclosed garden mainly laid to lawn with shrub and fenced borders, garden shed and a hard-standing patio area providing the perfect space to relax and entertain whilst gated access is provided to the rear of the property.





Ground Floor
Approximate Floor Area
316 sq. ft
(29.35 sq. m)

First Floor
Approximate Floor Area
316 sq. ft
(29.35 sq. m)

Approx. Gross Internal Floor Area 632 sq. ft / 58.70 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