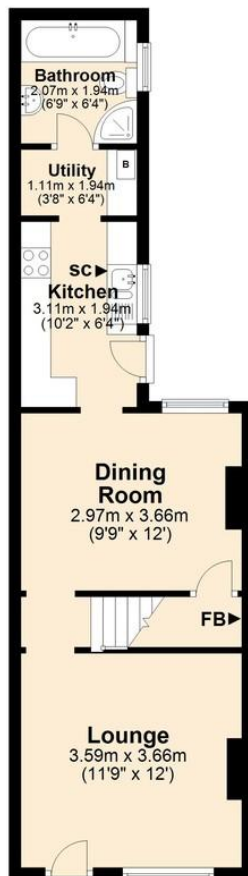


### Ground Floor

Approx. 40.6 sq. metres (437.4 sq. feet)



### First Floor

Approx. 35.8 sq. metres (385.4 sq. feet)



Total area: approx. 76.4 sq. metres (822.8 sq. feet)

### OUTSIDE

The property is accessed via a wrought iron gate and a paved path, with a step leading up to the entrance and a mature tree to the right-hand side within a raised bed. To the rear is an approx. 58' x 12'3 enclosed, low maintenance rear garden featuring artificial turf, paving and summer house. A gate to the rear provides access to the passage way running along the back of the terraces.

### DIRECTIONS

From Queens Road, A147 turn into Hall Road. Continue on this road, passing the church and local Co-op store, before turning right onto Hughenden Road where the property can then be found on the right-hand side.

### LOCAL AUTHORITY

Norwich

### COUNCIL TAX BAND

B

**Energy Efficiency Rating** Current C 72 Potential B 89

**01603 760 770**  
hello@dragonflylettings.com  
www.dragonflylettings.com  
Unit 4 Dragonfly Lane, Cringleford, Norfolk, NR4 7FF

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.



Be quick to view this well-presented mid-terraced property, ideally situated for amenities, local schools and swift city access.

Accommodation includes 2 reception rooms, modern galley-style kitchen, utility and ground floor bathroom plus 3 first floor bedrooms. Outside includes a low maintenance rear garden and on-street permit parking.

## Hughenden Road

Lakenham | Norwich | Norfolk | NR1 2PX

£1,100 pcm

Character mid-terraced property in a convenient location

3 first floor bedrooms; 2 with storage plus bedroom 3 off bedroom 2

Modern galley-style kitchen includes an integrated oven, hob and extractor plus utility off

Lounge and separate dining room; both featuring decorative fireplaces and exposed floorboards

Ground floor bathroom with bath and separate shower enclosure

Gas central heating and double glazing

On-street permit parking to the front of the property

Low maintenance, courtyard-style rear garden

Ideally situated for amenities, local schools and swift city access

Available start-mid January 2024!

