



## Duke Street, Norwich

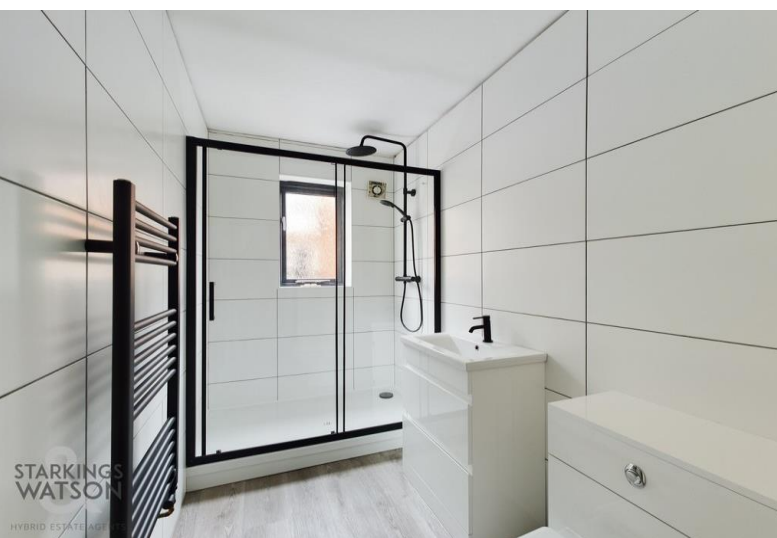
£750 pcm - Tenancy Info

Energy Efficiency Rating : C

- ✓ First Floor Purpose Built Flat
- ✓ Walking Distance to City Centre
- ✓ Newly Renovated & Modernised
- ✓ ✓ Kitchen with Appliances
- Hall Entrance with Bay Fronted Sitting Room
- ✓ One Double Bedroom
- ✓ Shower Room with Rainfall Shower
- ✓ Gas Fired Central Heating

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





### IN SUMMARY

This FULLY MODERNISED and UPDATED first floor purpose built flat is situated within WALKING DISTANCE to the CITY CENTRE. Having been completed with a CONTEMPORARY LOOK and gas fired central heating, the hall entrance leads to a BAY FRONTED SITTING ROOM, high specification KITCHEN with INTEGRATED APPLIANCES including a fridge freezer, washer/dryer and dishwasher, along with SPACE for a TABLE, one DOUBLE BEDROOM and FULLY TILED SHOWER ROOM with a RAINFALL SHOWER.

### SETTING THE SCENE

Fronting Duke Street access leads from both the front and rear of the building, with stairs to the first floor.

### THE GRAND TOUR

Once inside the flat, a porch leads to the main hall entrance, with wood effect flooring and doors to the main rooms. To the right, the shower room is the first door, with a newly fitted three piece suite and fully tiled walls. Storage can be found under the sink, whilst the double shower includes a twin head thermostatically controlled rainfall shower, heating is via the towel rail, and a storage cupboard is behind the door. The sitting room continues with

wood effect flooring and is bay fronted. The double bedroom is located at the back with fitted carpet and a radiator. The striking kitchen offers an extensive range of storage, with an integrated fridge freezer, washer/dryer and dishwasher. The square edge work surfaces include a sink with mixer tap, recessed electric ceramic hob and electric oven below, with an extractor fan above.

### THE GREAT OUTDOORS

There is no communal garden space or parking with this property.

### OUT & ABOUT

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes at the end of the road, a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors' surgery. Of course, the City itself offers a vast array of shops and services, with rail links from the Train Station.

## FIND US

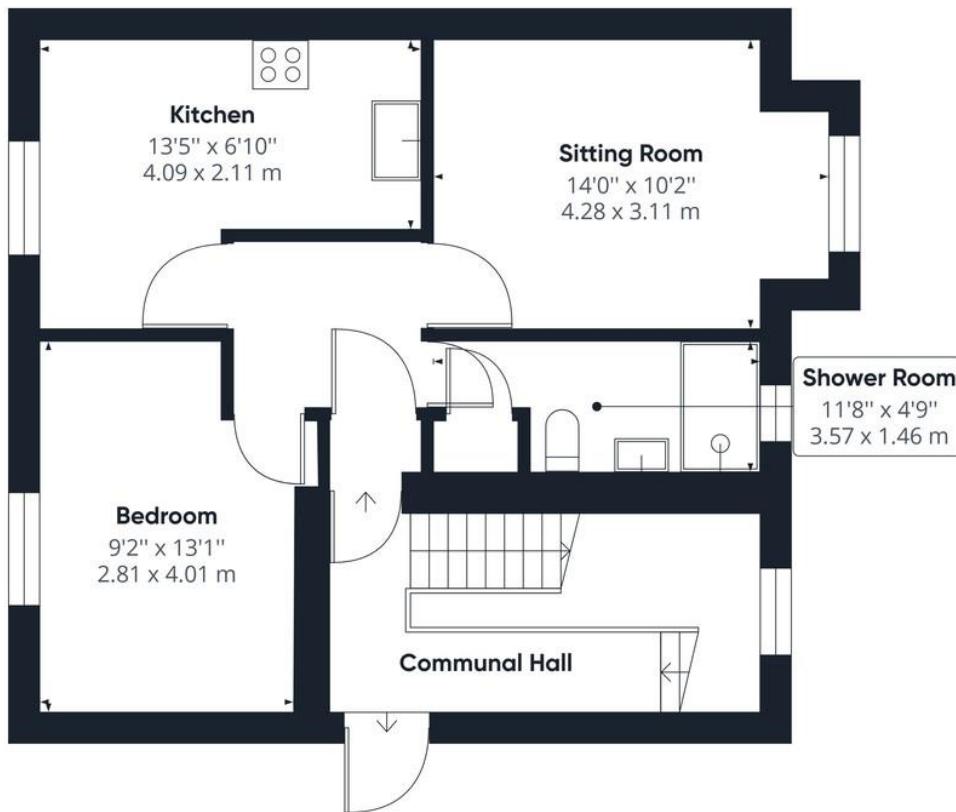
Postcode : NR3 3AP

What3Words : ///shiny.part.feared

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





**Approximate total area<sup>(1)</sup>**  
471.92 ft<sup>2</sup>  
43.84 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

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