



Regina Road, Norwich

£895 pcm - Tenancy Info

Energy Efficiency Rating : C

- ✓ Top Floor Flat
- ✓ Residents Permit Parking
- ✓ Updated & Modernised Interior
- ✓ Two Double Bedrooms
- ✓ Gas Fired Central Heating & uPVC Double Glazing
- ✓ Open Plan Sitting Room & Kitchen
- ✓ Family Bathroom with Shower
- ✓ Walking Distance to City Centre

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

**STARKINGS
&
WATSON**



IN SUMMARY

This UPDATED and RENOVATED TOP FLOOR FLAT occupies a location just off QUEENS ROAD in the CITY CENTRE. With AMENITIES on the door step, the POPULAR GROVE ROAD SHOPS are just across the road. PERMIT PARKING is available within the development, along with a useful BRICK BUILT STORE for general or CYCLE STORAGE. Internally the property offers OPEN PLAN LIVING, with the sitting room and NEWLY FITTED KITCHEN creating a versatile space. An inner hall leads to TWO DOUBLE BEDROOMS and the family bathroom with a NEW SHOWER over the bath. With GAS FIRED CENTRAL HEATING, new floor coverings and uPVC double glazing, the property is easy to maintain.

SETTING THE SCENE

From the residents parking area, steps lead up to the development where the brick-built storage shed can be found. Covered steps lead to the top floor where the property can be found.

THE GRAND TOUR

A useful entrance porch is the first stop, with twin built-in storage cupboards and a door to the main living space. Open plan in its style, the sitting room offers ample space for seating and a table, whilst the kitchen starts with a breakfast bar with wood effect flooring. Fitted carpet can be found to the main living space, with windows to front and rear. An opening leads to the main kitchen area, with a range of storage, an inset stainless steel sink and space for a cooker and white goods. The inner hall is carpeted,

with doors to the two double bedrooms, one facing to front and the other to rear. The family bathroom offers a white three-piece suite with tiled splash backs, shower over the bath and a further storage cupboard.

THE GREAT OUTDOORS

A brick-built storage shed is ideal for cycles.

OUT & ABOUT

The property is situated in the Centre of Norwich offering a wealth of local amenities including, shops, pubs, clubs and doctors surgeries. There is a wide variety of bus services in Norwich on offer and there is easy access to the train station and major routes including A47/A140.

FIND US

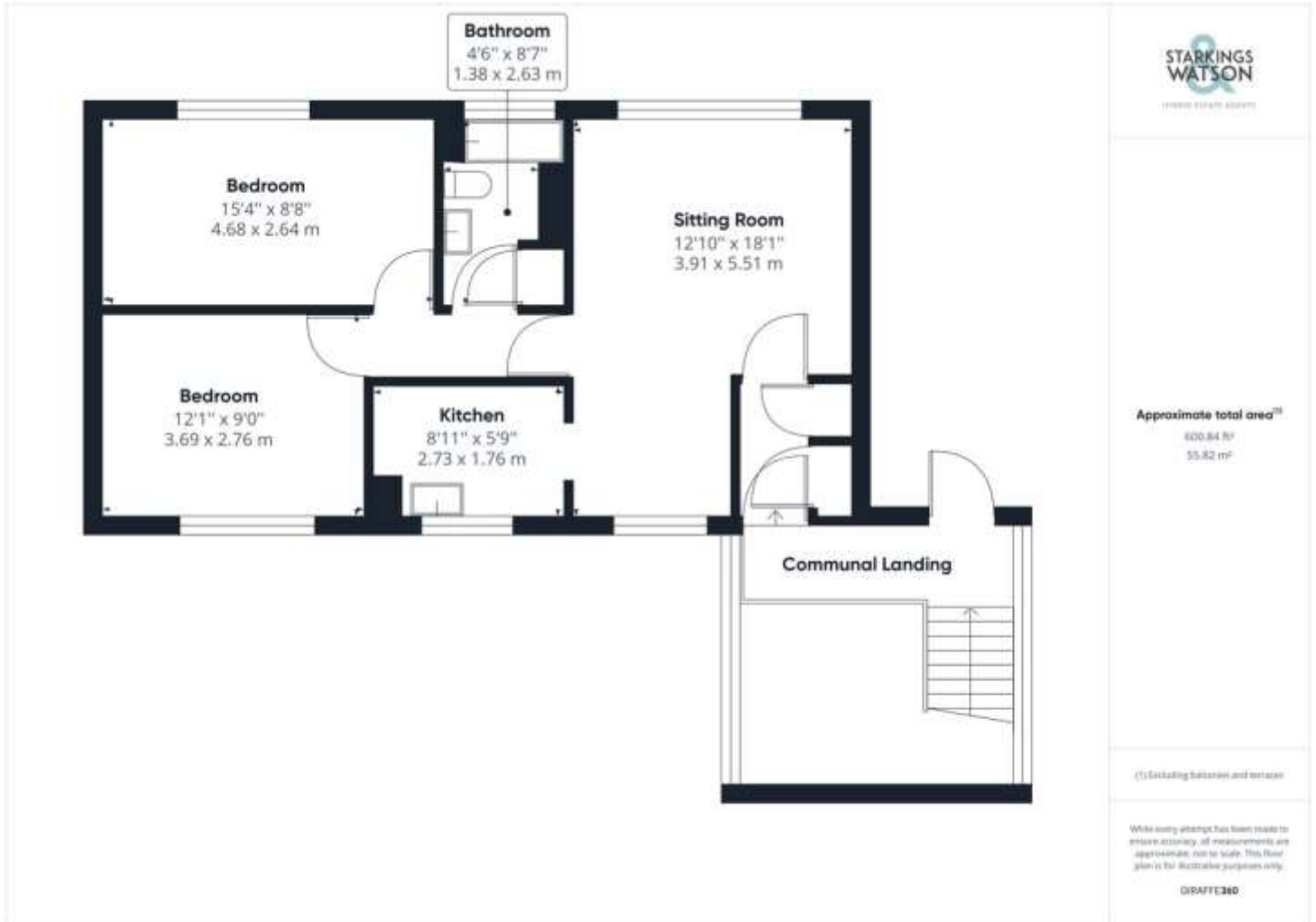
Postcode : NR1 3QZ

What3Words : ///driver.alive.hands

VIRTUAL TOUR

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





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.