

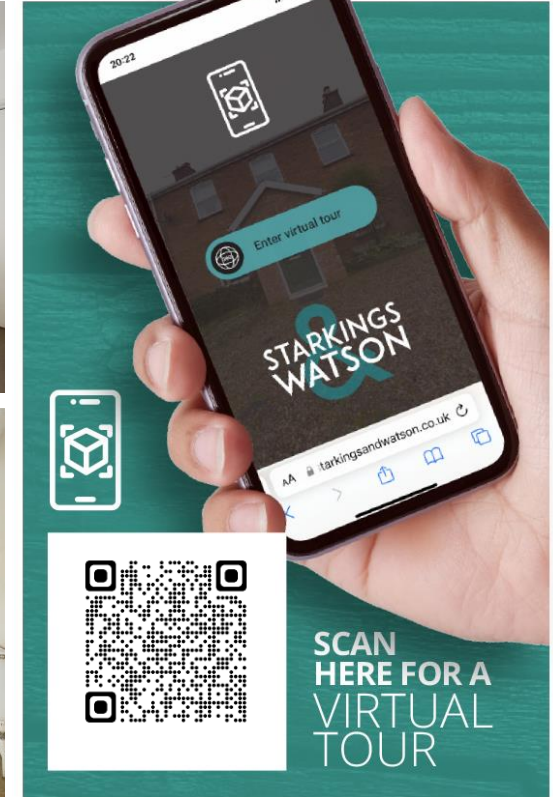
PRINCE OF WALES ROAD

Norwich NR1 1BG

%tenure% | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336226

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**STARKINGS
WATSON**

- Self Contained Maisonette
- Allocated Parking
- Over 1220 Sq. ft (stms)
- 14' Sitting Room
- 16' Kitchen/Dining Room
- Shower Room & W.C
- Two Double Bedrooms
- En Suite Shower Room

IN SUMMARY

With ALLOCATED PARKING to the REAR and OVER 1220 Sq. ft (stms) of accommodation over three floors, this CENTRALLY LOCATED maisonette offers FLEXIBLE SPACE with a wealth of amenities close by. The SELF CONTAINED ground floor ENTRANCE leads to the first floor, where the 14' SITTING ROOM and 16' KITCHEN/DINING ROOM sit adjacent to each other. A useful W.C can also be found on this level. The top floor offers TWO DOUBLE BEDROOMS of 14' and 16', with an EN SUITE SHOWER ROOM and shower room off the landing. Finished with sash windows and gas fired central heating, high ceilings and spacious rooms can be found throughout.

SETTING THE SCENE

Fronting Prince of Wales Road steps lead to self contained entrance, with a private hall entrance leading to the first floor.

THE GRAND TOUR

Heading inside the hall entrance leads to stairs where the first floor landing can be found. Split into two

sections, stairs lead to the top floor, kitchen and W.C. The sitting room can be found opposite, with windows to rear offering excellent natural light, with fitted carpet and a door to the adjacent kitchen. A sizeable room, the kitchen offers ample room for a dining table, with an L-shape range of wall and base level units, with an inset electric hob and built-in electric oven. Space is provided for general white goods, with a vinyl flooring and window to front. A further door leads to the landing area, with the W.C offering a white two piece suite and the wall mounted gas fired central heating boiler. Heading to the top floor, the landing is split into two sections, leading to both bedrooms and the shower room. The main bedroom sits to the rear, finished with fitted carpet, and a door to the en suite shower room, where a white three piece suite can be found, with a high ceiling and window to rear. The second bedroom is a large double facing to front, with an adjacent shower room complete with tiled splash backs.

THE GREAT OUTDOORS

Allocated parking can be found to the rear of the property, accessed via St. Vedast Street.

OUT & ABOUT

Located in the heart of Norwich City Centre within the hustle and bustle, close to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.



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



FIND US

Postcode : NR1 1BG

What3Words : ///relate.crest.pokers

VIRTUAL TOUR

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

Disclaimer: 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.

Price:



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

(1) Excluding balconies and terraces

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