

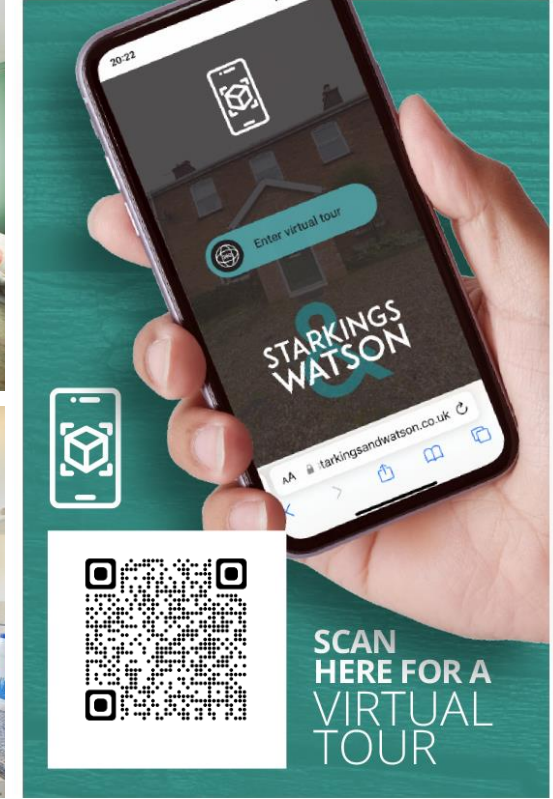
LOVELACE ROAD

Norwich NR4 7AE

%tenure% | Energy Efficiency Rating : C

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

PROPERTY  
**TO LET**



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STARKINGS  
WATSON



- Furnished Student Let
- Close to UEA
- Excluding Bills
- Private Ground Floor Entrance
- Sitting/Dining Room
- Fitted Kitchen
- Up to Three Bedrooms
- Garden & Storage Shed

### IN SUMMARY

FURNISHED STUDENT LET excluding bills. This TOP FLOOR FLAT is located close to the UEA, with UP TO THREE BEDROOMS. Presented in EXCELLENT CONDITION, the property offers uPVC double glazing and gas fired CENTRAL HEATING, with a PRIVATE GROUND FLOOR ENTRANCE offering storage. Upstairs, the hall leads to a small communal SITTING/DINING ROOM, with the fully fitted KITCHEN including appliances OPPOSITE. THREE BEDROOMS provide accommodation, with one offering a built-in cupboard. The FAMILY BATHROOM is partly tiled and includes a SHOWER over the bath. To the outside, a STORAGE SHED and LOW MAINTENANCE GARDEN can be found.

### SETTING THE SCENE

Situated in a residential location, a pathway leads to the main property and rear garden with storage shed.

### THE GRAND TOUR

The front uPVC double glazed entrance door takes you to a ground floor hall entrance, with built-in

storage and stairs leading to the first floor. The hallway leads to the main accommodation, including a sitting/dining room which is available for communal use. A bedroom leads off with a feature fireplace, allowing use as a further sitting room depending on how many occupiers move in. The kitchen is fully fitted and includes cooking appliances, along with a fridge freezer and washing machine. Two further double bedrooms lead off the hall, including two with built-in wardrobes. The family bathroom is complete with tiled splash backs, whilst a shower can be found over the bath.

### THE GREAT OUTDOORS

The rear garden is low maintenance and enclosed with mature hedging, whilst offering an area of shingle and patio. A useful brick shed offers storage.

### OUT & ABOUT

Situated just off the inner ring road, the property enjoys fantastic amenities within walking distance, including, shops, schooling and bus routes, whilst vehicular access into Norwich, and onto the A47/A11 is only a short drive. Close to the property is Eaton Park, and various shops which includes a newsagents, chemist, and takeaways. The UEA and Norfolk & Norwich University Hospital are within close proximity making the property an ideal location.



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



#### FIND US

Postcode : NR4 7AE

What3Words : ///chop.moss.grow

#### 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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GIRAFFE 360  
 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.

Approximate total area<sup>m</sup>  
 601.53 ft<sup>2</sup>  
 55.88 m<sup>2</sup>



Floor 1



Ground Floor

