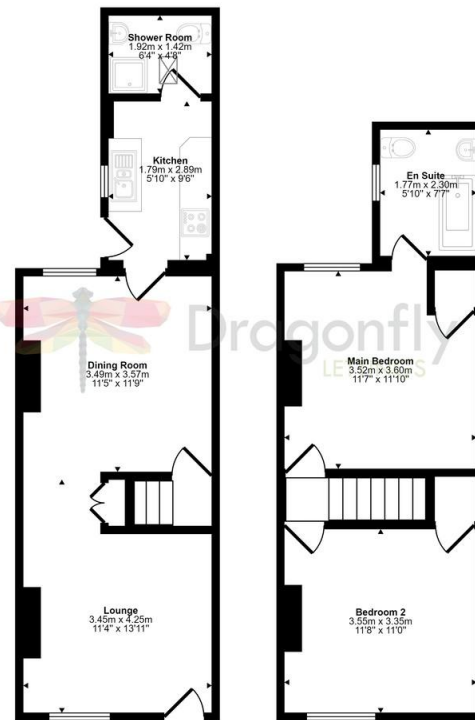


Approx Gross Internal Area
70 sq m / 751 sq ft



Ground Floor
Approx 37 sq m / 395 sq ft

First Floor
Approx 33 sq m / 356 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

OUTSIDE

Situated on a no-through road, the property has on street permit parking with steps leading to the front door. To the rear is the approx. 35' x 12' max. non-bisected garden featuring an area of shingle, patio and raised bed area. A gate to the rear offers access to the shared passageway behind the terraces.

DIRECTIONS

From the Norwich inner ringroad, exit St Crispins Road onto Oak Street. Follow the road, passing commercial premises, before turning right into Bakers Street, just past the area of green space. The property can be found on the left-hand side.

LOCAL AUTHORITY

Norwich

COUNCIL TAX BAND

A

Energy Efficiency Rating Current D 61 Potential B 88

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.



Located in the desirable north city area of Norwich, this mid-terraced property offers 2 reception rooms including a lounge with feature fireplace, 2 bathrooms over 2 floors and 2 double bedrooms. Whilst outside provides a low maintenance rear garden - call now to view!

35 Bakers Road
Norwich | Norfolk | NR3 3AZ

£950 pcm

Mid-terraced house on a no-through road, overlooking the historic City Wall

2 first floor double bedrooms including an en-suite bathroom to the main bedroom

Practical kitchen with adjacent 11'9 dining room

13'11 lounge to the front of the property with a feature fireplace

Ground floor shower room and en-suite bathroom

Gas central heating and mainly single glazing

On-street permit parking to the front

Enclosed low-maintenance rear garden

Great location with local amenities and transport links nearby

Available Mid - End April 2024!

