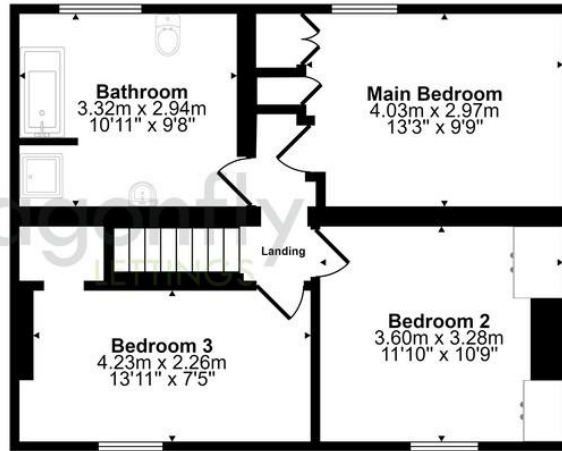


Approx Gross Internal Area  
107 sq m / 1157 sq ft



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

The property is complemented by its prime position, just a stone's throw away from the area's comprehensive selection of amenities, road links and the bustling city centre, making it an ideal balance for convenience and tranquillity. Situated towards the end of a cul de sac, the property provides off-road parking directly to the front. To the rear is the approx. 42' max. garden space which features an area of lawn, bounded by mature borders and a step down to a patio seating area.

## DIRECTIONS

Head out of the city on Unthank Road, passing the Georgian Townhouse on the left. Follow the road and turn right onto Rose Valley opposite Cambridge Street, where the property can be found on the right-hand side towards the end of the cul de sac.

## LOCAL AUTHORITY

Norwich

## COUNCIL TAX BAND

C

**Energy Efficiency Rating** Current D 66 Potential B 87



**01603 760 770**  
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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.





Situated in an end of cul de sac position, this well-presented mid-terraced property offers spacious living with a unique blend of character and modern conveniences, featuring a 25'3 lounge and a 15' kitchen/diner. Whilst outside provides an enclosed garden and off-road parking – call now to view this great property in a sought-after area!

**Rose Valley**  
Norwich | Norfolk | NR2 2PX  
**£900 pcm**

Charming mid-terraced house boasting approx. 1,157 sq/ft. of character living spaces

Impressive 25'3 lounge with twin windows and an inviting character fireplace

15' fitted kitchen with integrated appliances and separate utility

3 first floor double bedrooms including storage

Ground floor WC and 10'11 first floor bathroom with 4-piece suite

Gas central heating and double glazing

Off-road parking to the front of the property

Enclosed rear garden with lawn and patio seating area

Ideally located for amenities, the city centre, plus major road links

Available now!

