



Welsford Road, Norwich - NR4 6QG



Welsford Road

Norwich, Norwich

THREE MONTH LET ONLY. This DETACHED BUNGALOW is offered FULLY FURNISHED with a PET DOG CONSIDERED, occupying a FAVOURED NR4 LOCATION - within WALKING DISTANCE to the CITY CENTRE. The property is set back from the road with a BRICK WALLED FRONTAGE, with ample parking and access to the GARAGE. Stepping inside, new carpets and décor can be appreciated, with the accommodation comprising a hall entrance, SITTING ROOM, conservatory, KITCHEN with PANTRY, THREE BEDROOMS, cloakroom and family bathroom with a SHOWER over the bath. The rear garden is PRIVATE and LAWNED, with access to the garage.



Council Tax band: D

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached Bungalow
- Favoured NR4 Location
- Hall Entrance
- Sitting Room
- Conservatory
- Three Bedrooms
- Cloakroom & Bathroom
- Walking Distance to City Centre

Properties situated within close proximity to the Centre of Norwich offer a wealth of local amenities including, shops, pubs 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.



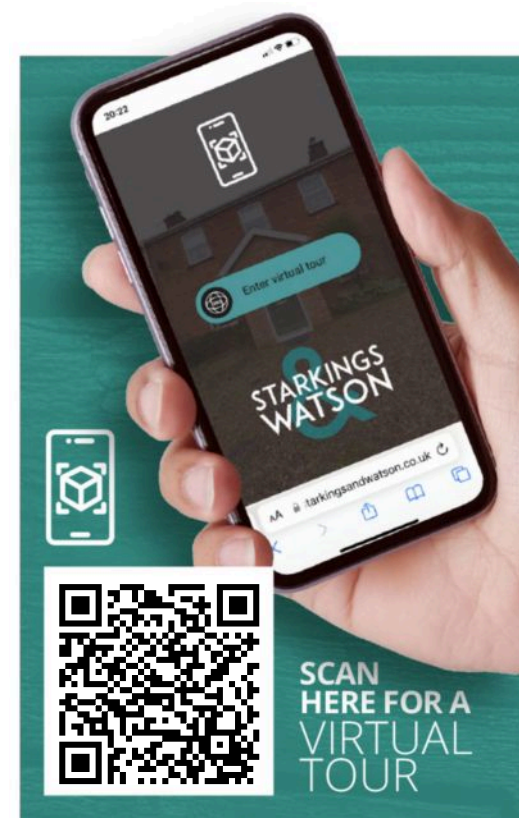
SETTING THE SCENE

Set back from the road behind a walled front boundary, a shingle driveway offers ample parking and access to the garage and main entrance.

FIND US

Postcode : NR4 6QG

What3Words : ///poetic.patio.luck



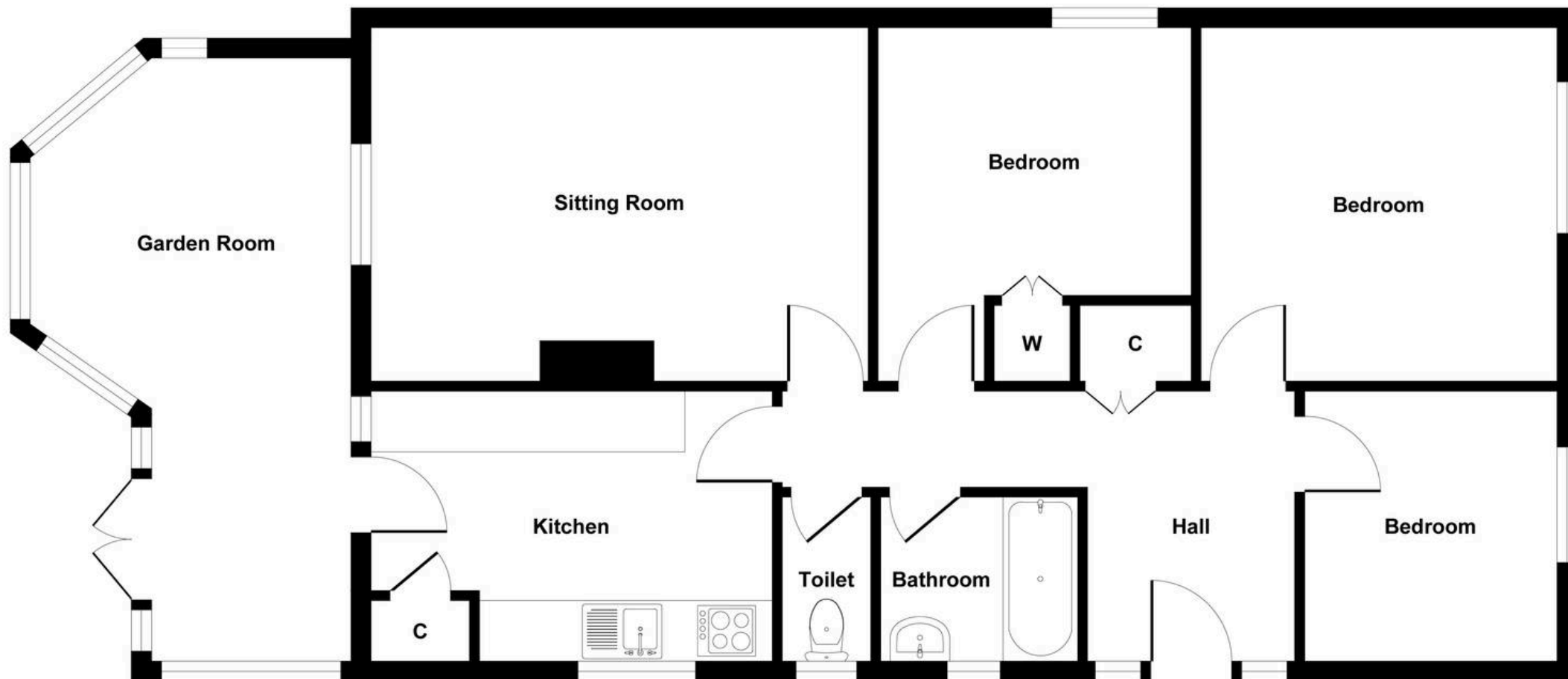




THE GREAT OUTDOORS

The lawned rear garden offers a bright and open rear aspect, with a range of planted borders. Gated access leads to the side entrance door, with a door to the adjoining garage.





Floor Plan
Approximate Floor Area
819 sq. ft
(76.08 sq. m)

Approx. Gross Internal Floor Area 819 sq. ft / 76.08 sq. m



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336226 • lettingteam@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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.