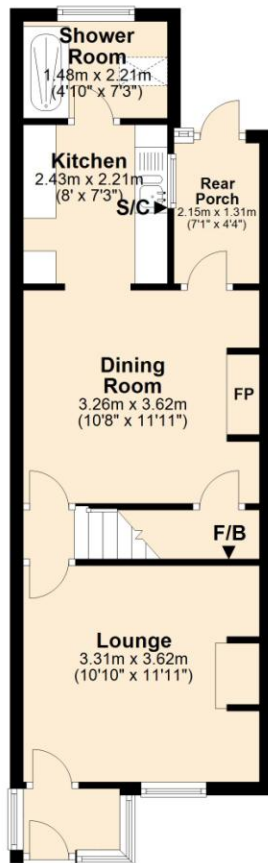


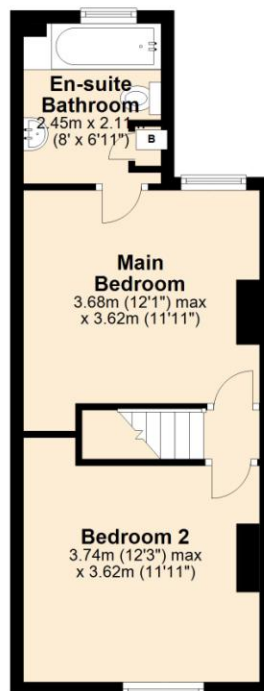
## Ground Floor

Approx. 41.0 sq. metres (441.5 sq. feet)



## First Floor

Approx. 32.6 sq. metres (350.9 sq. feet)



Total area: approx. 73.6 sq. metres (792.4 sq. feet)

## OUTSIDE

To the front is a tiled footpath leading to the front porch and running adjacent to a slabbed area - ideal for storing bins. To the rear is a 47' bisected, south-west facing garden featuring shrubs and a lawn with slabs leading to the garden shed. The terraced property's gardens can be accessed via a shared passageway between neighbouring properties.

## AGENTS NOTE

Please be advised the images reflect the property during a previous tenancy.

## DIRECTIONS

Head south on the A11/Newmarket Road before turning right into Mount Pleasant. Turn right on to Newmarket Street then right again on to Hill Street where the property can be found on the right-hand side, towards the end of the cul de sac.

## LOCAL AUTHORITY

Norwich City

## COUNCIL TAX BAND

B

**Energy Efficiency Rating Current D 62 Potential C 80**



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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.



Beautifully presented 2 double bedroom Victorian terraced house in the Golden Triangle. This charming property features a lounge and separate dining room and is conveniently located near excellent public transport links to the University of East Anglia, The Norfolk and Norwich Hospital and the city centre.

**Hill Street**  
Norwich | Norfolk | NR2 2DT

**£1,110 pcm**

Victorian mid-terraced house located in the Golden Triangle

10'10 lounge plus a separate dining room with decorative fireplace

2 double bedrooms; main bedroom with en-suite bathroom

Practical kitchen

Modern, ground floor shower room

Gas central heating and double glazing

47' bisected rear garden with lawn, shrub beds and a garden shed

On street permit parking

Ideally located for amenities, schools and road links, plus the city centre

Available from Mid-July 2024!

