



Bridge Farm Lane, Norwich (5 Minute Walk to UEA)

£950 pcm - Tenancy Info

Energy Efficiency Rating : C

- ✓ Walking Distance to UEA
- ✓ Close to Amenities & Transport
- ✓ Tucked Away Cul-De-Sac
- ✓ 16' Sitting Room
- ✓ Fitted Kitchen
- ✓ Two Bedrooms
- ✓ Lawned Gardens
- ✓ Driveway & Parking

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





IN SUMMARY

Situated only a SHORT WALK to the University of East Anglia (UEA), the property is TUCKED AWAY in a CUL-DE-SAC SETTING, with OFF ROAD PARKING and LAWNED GARDENS. The property offers double glazing and electric storage HEATING, with a neutral décor. Internally, a HALL ENTRANCE leads to the 16' SITTING ROOM with storage, and the FITTED KITCHEN with space for appliances and side access door. The first floor offers TWO BEDROOMS and the family bathroom, with a SHOWER over the bath. The garden is LAID TO LAWN with mature planting, and SECURITY GATE to the DRIVEWAY- providing off road parking for several vehicles.

LOCATION

The property is located within a short walk to the UEA, and has always been highly desirable due to its close proximity of both the University and Hospital. With good road links to both the A47 and A11, this area is within walking distance of a variety of local amenities, to include parks, shops, doctors and schools. There is also a regular bus service into Norwich City Centre.

DIRECTIONS

You may wish to use your Sat-Nav (NR5 8NW), but to help you...Leaving Norwich on the Earlham Road, continue straight over at the 'Fiveways' roundabout, turning right onto Wilbefore Road. Take the third left hand turn onto Bridge Farm Lane, where the property can be found on the right hand side, indicated by our To Let board.

The property is approached via a lawned front garden and shingled driveway providing access to the main property and gated rear garden.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Fitted carpet, electric storage heater, stairs to first floor landing, doors to:

SITTING/DINING ROOM

16' 7" x 9' 3" Max. (5.05m x 2.82m) Fitted carpet, electric storage heater, uPVC double glazed window to front, television point, built-in under stairs storage cupboard, door to:

KITCHEN

12' 7" x 6' 10" (3.84m x 2.08m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit, tiled splash backs, inset electric hob and built-in electric oven with extractor fan, tiled effect flooring, space for fridge freezer and washing machine, electric storage heater, uPVC double glazed window to rear, uPVC obscure double glazed door to side.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, loft access hatch, doors to:

DOUBLE BEDROOM

12' 6" x 10' 2" Max. (3.81m x 3.1m) Fitted carpet, electric

storage heater, uPVC double glazed window to front, built-in over stairs airing cupboard housing hot water tank.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled with electric shower, tiled splash backs, vinyl flooring, wall mounted electric heater, uPVC obscure double glazed window to side.

DOUBLE BEDROOM

12' 7" x 6' 10" (3.84m x 2.08m) Fitted carpet, electric storage heater, uPVC double glazed window to rear.

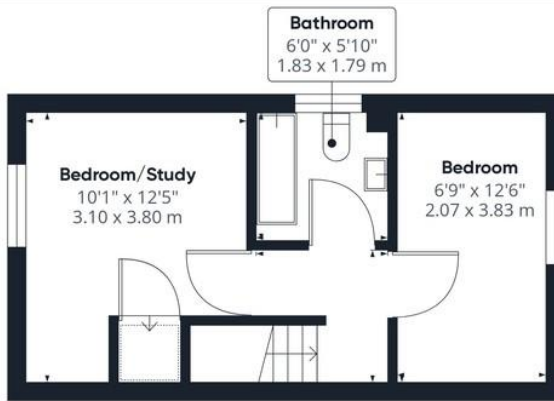
OUTSIDE REAR

The rear garden is predominantly laid to lawn with a range of mature flower and shrub borders, whilst being enclosed by timber panelled fencing. Gated access leads to the front driveway where off road parking can be found.





Ground Floor



Floor 1

Approximate total area[®]
548.84 ft²
50.99 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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