



## Sherbourne Place, Norwich

£875 pcm - Tenancy Info

Energy Efficiency Rating : C

- ✓ Ground Floor Flat
- ✓ Newly Renovated & Updated
- ✓ Spacious Sitting Room
- ✓ Newly Fitted Kitchen with Storage
- ✓ Two Double Bedrooms
- ✓ Newly Fitted Family Bathroom
- ✓ Communal Gardens
- ✓ Permit Parking

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





Offering over 700 Sq ft of NEWLY RENOVATED accommodation, with PERMIT PARKING and COMMUNAL GARDENS, all within the CITY CENTRE. Having been NEWLY PLASTERED and DECORATED, with a new efficient GAS FIRED HEATING SYSTEM, the property is ideal for those working in the City Centre. Situated on the GROUND FLOOR, with a PORCH ENTRANCE, a door leads to a SPACIOUS SITTING ROOM, with the NEWLY FITTED KITCHEN and ample STORAGE adjacent. An inner hall, all with NEW INTERNAL DOORS leads to TWO DOUBLE BEDROOMS and the NEWLY FITTED FAMILY BATHROOM.

#### LOCATION

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR1 1QP), but to help....From the Centre of Norwich, head along Rose Lane, heading up the hill and onto Cattle Market Street. Turn left onto Rouen Road, where the property can be found on your left hand side, indicated by our To Let board.

Fronting Rouen Road, communal lawned gardens can be found to the front of the property with a hard standing footpath leading to the main entrance door.

uPVC obscure double glazed entrance door to:

#### ENTRANCE PORCH

Tiled flooring, uPVC obscure double glazed windows to front and side, uPVC double glazed door to:

#### SITTING/DINING ROOM

18' 6" x 14' 2" Max. (5.64m x 4.32m) Fitted carpet, uPVC double glazed dual aspect windows to front and side, vertical radiator x2, television point, smooth ceiling, doors to:

#### KITCHEN

11' 7" x 7' 4" (3.53m x 2.24m) Newly fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, matching up-stands, inset gas hob and built-in electric oven with glass splash backs and extractor fan, vinyl flooring, space for fridge freezer, washing machine and dishwasher, uPVC double glazed window to front, vertical radiator, cupboard housing wall mounted gas fired central heating boiler, cupboard housing electric fuse box, smooth coved ceiling.

#### INNER HALLWAY

Fitted carpet, built-in storage cupboard, useful storage recess, smooth ceiling, doors to:

#### DOUBLE BEDROOM

12' 8" x 11' 7" Max. (3.86m x 3.53m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in double wardrobe, smooth ceiling.

### **DOUBLE BEDROOM**

13' 4" x 8' 5" (4.06m x 2.57m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in double wardrobe, smooth ceiling.

### **FAMILY BATHROOM**

Newly fitted three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, double shower cubicle with thermostatically controlled shower, tiled splash backs, vinyl flooring, heated towel rail, uPVC obscure double glazed window to side, smooth ceiling.

### **OUTSIDE**

The property enjoys lawned communal gardens with a range of mature planting to both the front and rear of the property.

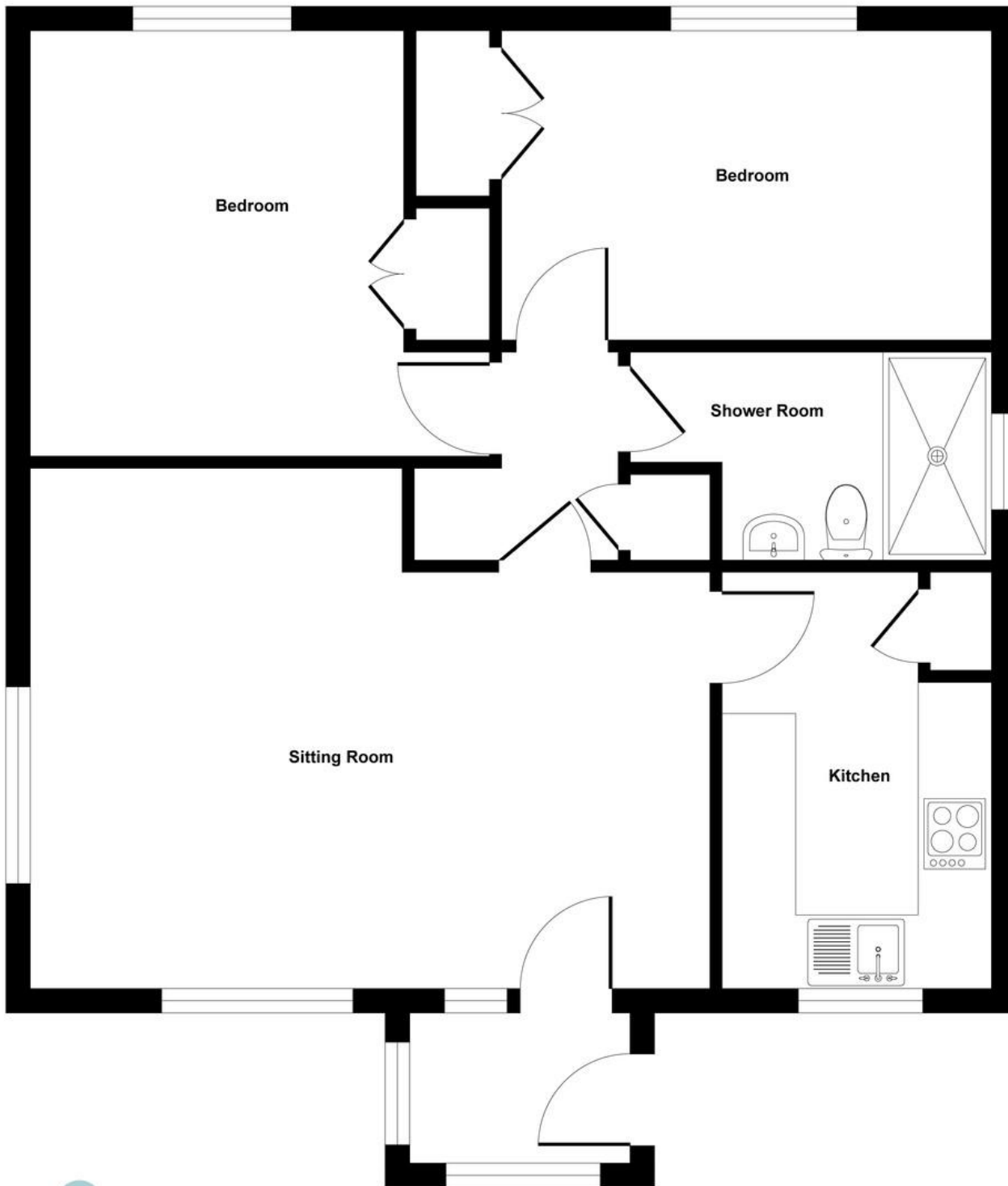
### **BRICK BUILT STORAGE SHED**

A useful brick built storage shed can be found to the rear of the property.

### **RESIDENTS PARKING**

Parking is available on a permit basis via the Norwich City Council.





**Floor Plan**  
**Approximate Floor Area**  
**711 sq. ft**  
**(66.05 sq. m)**

**Approx. Gross Internal Floor Area 711 sq. ft / 66.05 sq. m**

Agents Note: 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