

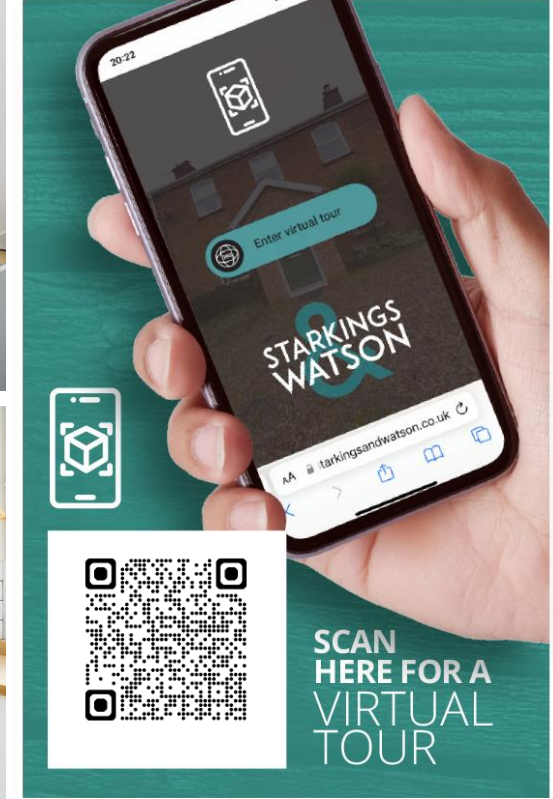
CAMBRIDGE STREET

Norwich NR2 2BA

Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336226

PROPERTY
TO LET



arla | **propertymark**

PROTECTED

naea | **propertymark**

PROTECTED



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



**STARKINGS
WATSON**

- Mid-Terrace Home
- Permit Parking
- Integral Garage Parking/Storage
- Newly Fitted Kitchen
- First Floor Sitting Room
- One Double Bedroom
- En Suite Shower Room
- Walking Distance to City Centre

IN SUMMARY

Including PERMIT PARKING and a GARAGE, this mid-terrace home offers MODERN LIVING within WALKING DISTANCE to the CITY CENTRE. With ACCOMMODATION over TWO FLOORS, this unique design includes a GROUND FLOOR KITCHEN, first floor SITTING ROOM and ADJACENT DOUBLE BEDROOM with EN SUITE SHOWER ROOM. Complete with a MODERN and NEUTRAL DECOR, gas fired CENTRAL HEATING and uPVC DOUBLE GLAZING is installed.

SETTING THE SCENE

The pedestrian access is set at the rear of the property, with permit parking available. The garage is set to the front with hard standing parking directly in front.

THE GRAND TOUR

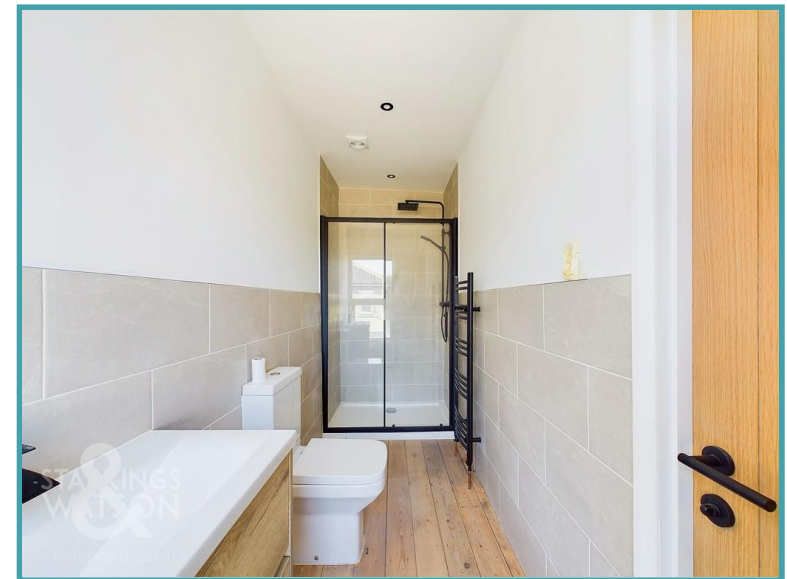
The ground floor entrance leads into the kitchen, with a range of wall and base level units, wood effect work surfaces, matching up-stands and tiled splash backs. An inset ceramic hob and built-in electric oven are integrated, with space for a fridge freezer and washing machine. Storage can be found under the carpeted stairs which lead up. The sitting room is carpeted, with a window to front, wall mounted gas fired central heating boiler and door to the double bedroom. Finished with stripped wood flooring, a window faces to front and a door leads to the en suite shower room - complete with a contemporary three piece suite including low level W.C, wall mounted sink unit with storage and double shower with a rainfall shower. Finished with tiled splash backs, wood flooring and a heated towel rail.

THE GREAT OUTDOORS

Parking can be found on the space in front of the garage.

OUT & ABOUT

Located in the heart of Norwich City Centre within the ever sought after postcode of NR2. Within convenient walking distance to the main shopping district, city college, train station and Riverside complex. A number of pubs, cafes,



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



restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

FIND US

Postcode : NR2 2BA

What3Words : ///saving.rash.monday

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

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.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



Ground Floor



Floor 1

Approximate total area⁽¹⁾

503.63 ft²

46.79 m²

(1) 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.

GIRAFFE360