



Witard Road, Norwich

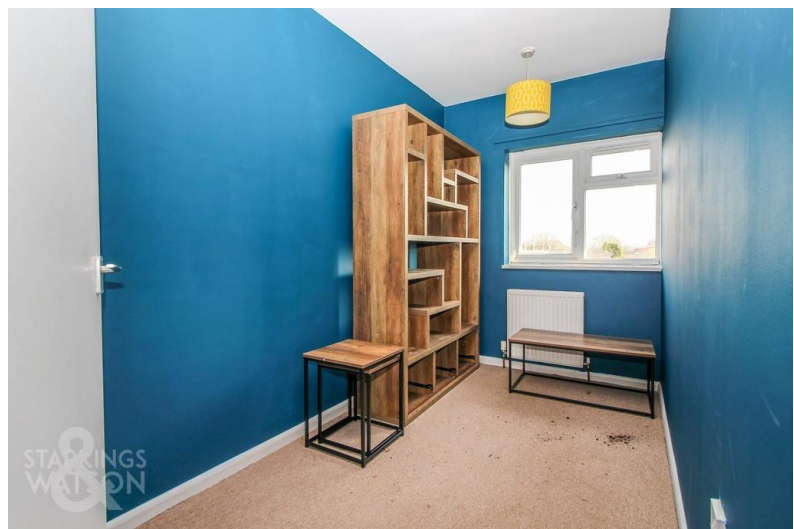
£875 pcm - Tenancy Info

Energy Efficiency Rating : C

- ✓ Popular Residential Location
- ✓ Over 870 Sq ft of Accommodation (stms)
- ✓ 14' Sitting Room
- ✓ 14' Kitchen/Dining Room
- ✓ Three Bedrooms
- ✓ Family Bathroom
- ✓ Brick Built Storage Shed
- ✓ On Road Parking & Communal Gardens



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



This FIRST FLOOR MAISONETTE offers GENEROUS ACCOMMODATION of over 870 Sq ft (stms), within a POPULAR residential LOCATION. The property offers a BRICK BUILT STORAGE SHED and is accessed via communal external steps. A welcoming HALL ENTRANCE offers STORAGE, with doors to the 14' SITTING ROOM which is a FANTASTIC SQUARE SHAPE, and the 14' KITCHEN/DINING ROOM with space for appliances. The stairs lead to the first floor, with THREE BEDROOMS, with two offering STORAGE, along with the updated FAMILY BATHROOM. Finished with uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING. To the outside, ON ROAD PARKING can be found, along with LAWNED communal GARDENS.

LOCATION

Heartsease is located within the popular postcode of NR7, between Thorpe St. Andrew and Sprowston. Located to the North East of Norwich, excellent transport and bus links lead to Norwich, and the A47. Schooling for all ages, along with a wealth of local amenities, can all be found within walking distance.

DIRECTIONS

You may wish to use your Sat-Nav (NR7 9XG), but to help you...Leaving Norwich via Ketts Hill, and along Plumstead Road. Go straight over the roundabout onto Plumstead Road East, turning left into Witard Road. Continue to the roundabout, where the property can be found on the left hand side clearly marked by our To Let Board.

The property occupies a first floor position, with a communal courtyard leading to the brick shed, and steps which lead to the main entrance.

uPVC double glazed entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, built-in cloaks storage cupboard, stairs to first floor landing with storage cupboard under, doors to:

KITCHEN/DINING ROOM

14' 11" x 8' 9" (4.55m x 2.67m) 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, space for electric or gas cooker, space for fridge freezer, space for washing machine, space for tumble dryer, vinyl flooring, radiator, uPVC double glazed window to side, uPVC double glazed window to rear, thermostat heating control, extractor fan, space for table, smooth coved ceiling.

SITTING ROOM

14' 11" x 14' 2" Max (4.55m x 4.32m) Feature fire place, fitted carpet, radiator x2, uPVC double glazed window to side, television and telephone points, coved ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, loft access hatch, doors to:

BEDROOM/STUDY

11' 3" x 5' 10" (3.43m x 1.78m) Fitted carpet, radiator, uPVC double glazed window to side, smooth ceiling.

DOUBLE BEDROOM

14' 2" x 8' 10" Max (4.32m x 2.69m) Wood flooring, radiator, uPVC double glazed window to side, built-in airing cupboard, smooth ceiling.

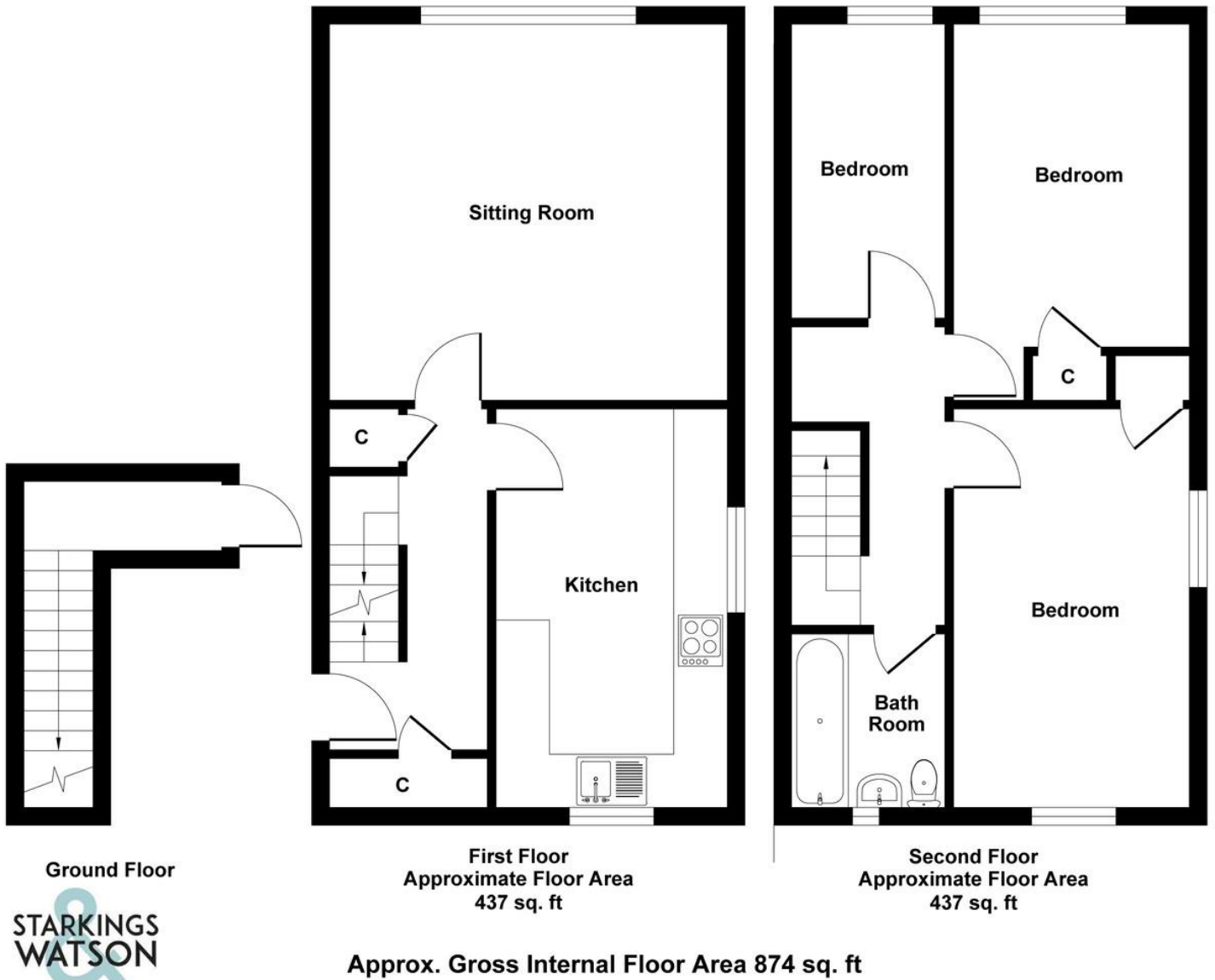
DOUBLE BEDROOM

14' 11" x 8' 10" (4.55m x 2.69m) Fitted carpet, radiator, uPVC double glazed windows to side and rear, built-in wardrobe, coved ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, wall mounted hand wash basin, panelled bath with electric shower, tiled splash backs, wood effect flooring, radiator, uPVC obscure double glazed window to front, extractor fan, smooth ceiling.





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