

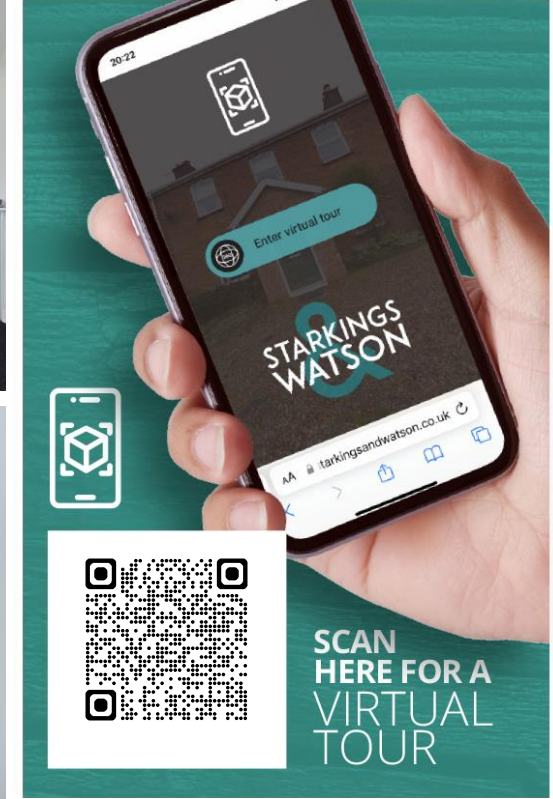
CONSTITUTION HILL

Old Catton, Norwich NR6 7RF

Energy Efficiency Rating : D

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

PROPERTY TO LET



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- First Floor Apartment
- Hall Entrance with Storage
- Dual Aspect Sitting Room
- Newly Fitted Kitchen
- One Double Bedroom
- Newly Fitted Bathroom
- Allocated Parking
- Walking Distance to Transport & Amenities

IN SUMMARY

The RECENTLY RENOVATED first floor flat is offered with ALLOCATED PARKING and a position which is only a SHORT drive or bus journey into NORWICH CITY CENTRE. With a PRIVATE GROUND FLOOR ENTRANCE with storage, stairs lead to the first floor landing with a 12' SITTING ROOM overlooking CONSTITUTION HILL, with an adjacent NEWLY FITTED KITCHEN. One DOUBLE BEDROOM and a RE-FITTED BATHROOM with attractive tiled effect splash backs and a SHOWER over the bath complete the property. The property is uPVC DOUBLE GLAZED and finished with gas fired CENTRAL HEATING.

SETTING THE SCENE

Fronting Constitution Hill, this busy commuter area is within a short walk to local green spaces, and offers a private parking area to the rear of the building.

THE GRAND TOUR

Once inside, a private ground floor entrance offers a carpeted entrance with a built-in storage cupboard housing the meters and fuse box. Upstairs, modern

and easy to maintain carpet leads up the stairs and into the landing with the loft access hatch above. The first door is the newly fitted kitchen with wall and base level units and an attractive tiled effect floor space is provided for a cooker and other appliances. The sitting room is next door, again with a modern and easy to maintain carpet, along with double aspect windows to front and side. The double bedroom offers two windows also, and the matching carpet. The bathroom is newly re-furnished with attractive tiled effect splash backs and flooring, and a shower over the bath. A further storage cupboard is built-in.

THE GREAT OUTDOORS

Parking is located to the rear of the property.

OUT & ABOUT

You will find Sprowston to the north of Norwich, within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops and local pub. Excellent public transport leads in and out of Norwich, along with a park and ride close by.

FIND US

Postcode : NR6 7RF

What3Words : ///anyone.woke.moons

VIRTUAL TOUR

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



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



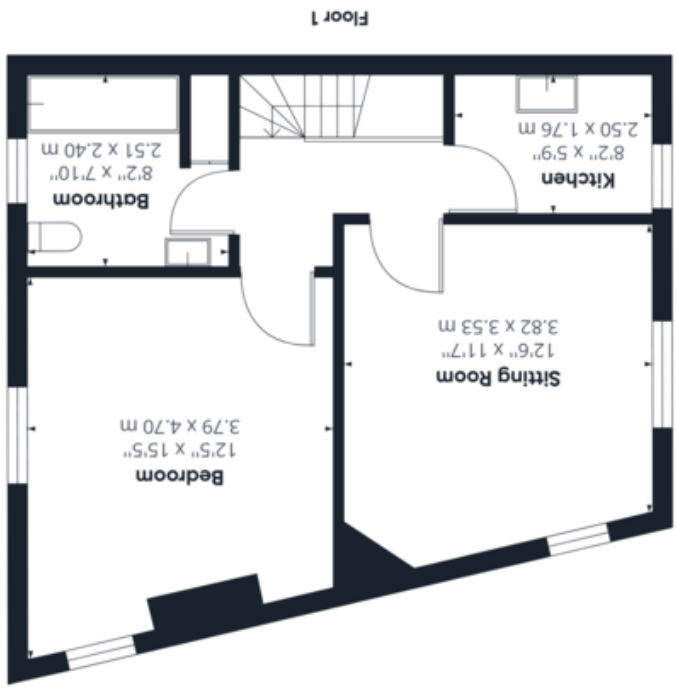
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Price:



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GIRAFFE 360

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

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
558.98 ft²
51.93 m²