



Regina Road, Norwich - NR1 3QZ





## Regina Road

Norwich

This UPDATED and RENOVATED TOP FLOOR FLAT occupies a location just off QUEENS ROAD in the CITY CENTRE. With AMENITIES on the door step, the POPULAR GROVE ROAD SHOPS are just across the road. PERMIT PARKING is available within the development, along with a useful BRICK BUILT STORE for general or CYCLE STORAGE. Internally the property offers OPEN PLAN LIVING, with the sitting room and NEWLY FITTED KITCHEN creating a versatile space. An inner hall leads to TWO DOUBLE BEDROOMS and the family bathroom with a NEW SHOWER over the bath. With GAS FIRED CENTRAL HEATING, new floor coverings and uPVC double glazing, the property is easy to maintain.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C



- Top Floor Flat
- Residents Permit Parking
- Updated & Modernised Interior
- Gas Fired Central Heating & uPVC Double Glazing
- Open Plan Sitting Room & Kitchen
- Two Double Bedrooms
- Family Bathroom with Shower
- Walking Distance to City Centre

The property is situated in the Centre of Norwich offering a wealth of local amenities including, shops, pubs, clubs and doctors surgeries. There is a wide variety of bus services in Norwich on offer and there is easy access to the train station and major routes including A47/A140.

#### SETTING THE SCENE

From the residents parking area, steps lead up to the development where the brick built storage shed can be found. Covered steps lead to the top floor where the property can be found.

#### THE GRAND TOUR

A useful entrance porch is the first stop, with twin built-in storage cupboards and a door to the main living space. Open plan in its style, the sitting room offers ample space for seating and a table, whilst the kitchen starts with a breakfast bar with wood effect flooring. Fitted carpet can be found to the main living space, with windows to front and rear. An opening leads to the main kitchen area, with a range of storage, an inset stainless steel sink and space for a cooker and white goods. The inner hall is carpeted, with doors to the two double bedrooms, one facing to front and the other to rear. The family bathroom offers a white three piece suite with tiled splash backs, shower over the bath and a further storage cupboard.





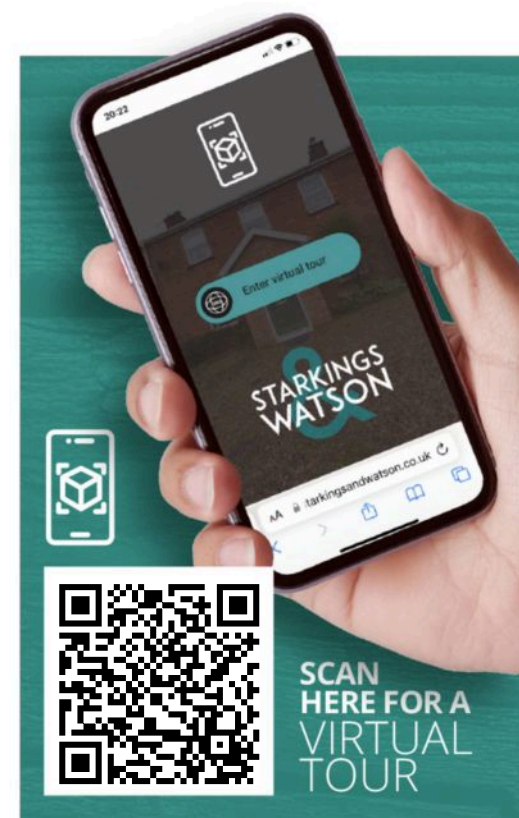
## FIND US

Postcode : NR1 3QZ

What3Words : ///driver.alive.hands

## VIRTUAL TOUR

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





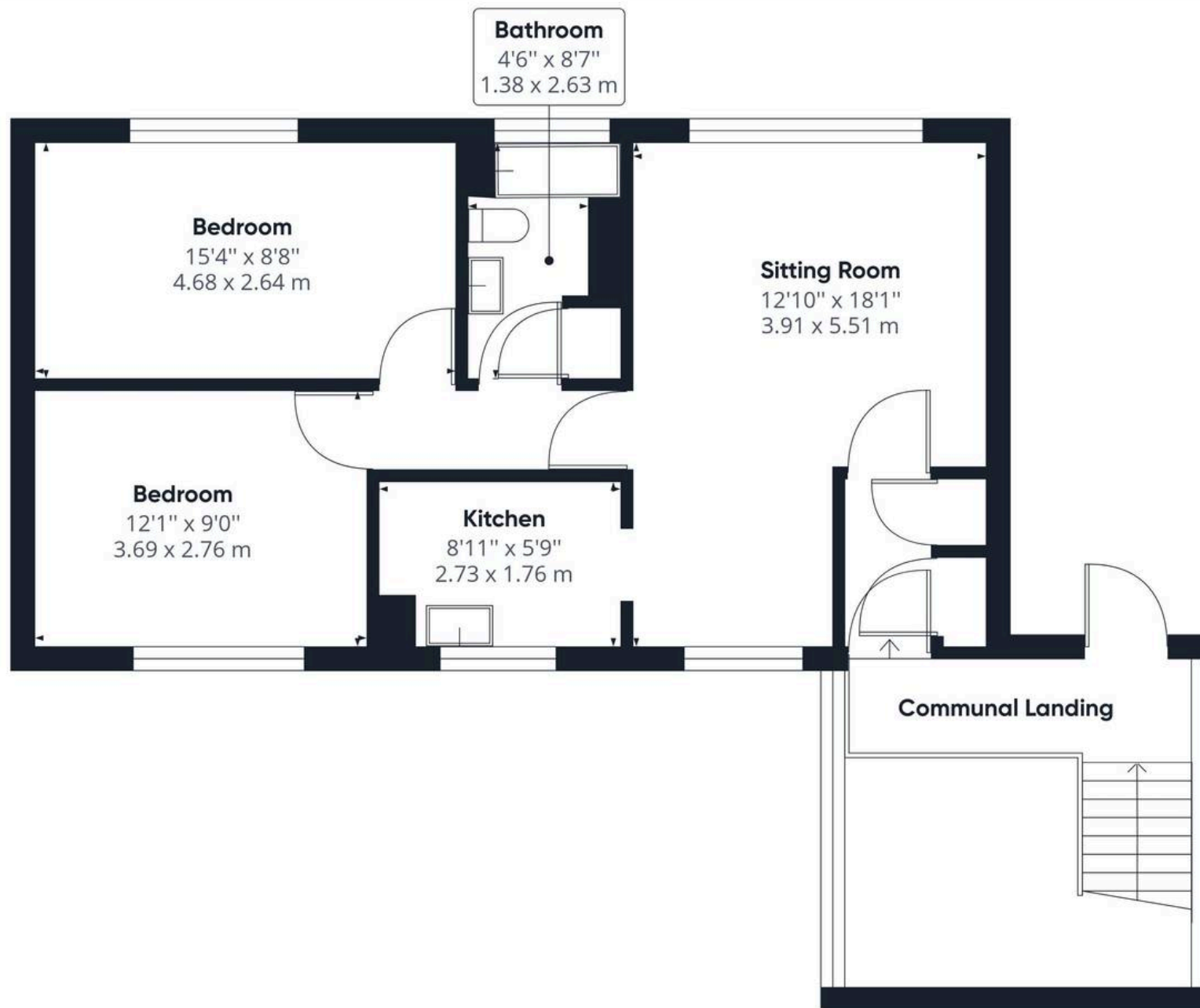




## THE GREAT OUTDOORS

A brick built storage shed is ideal for cycles.





**Approximate total area<sup>(1)</sup>**

600.84 ft<sup>2</sup>

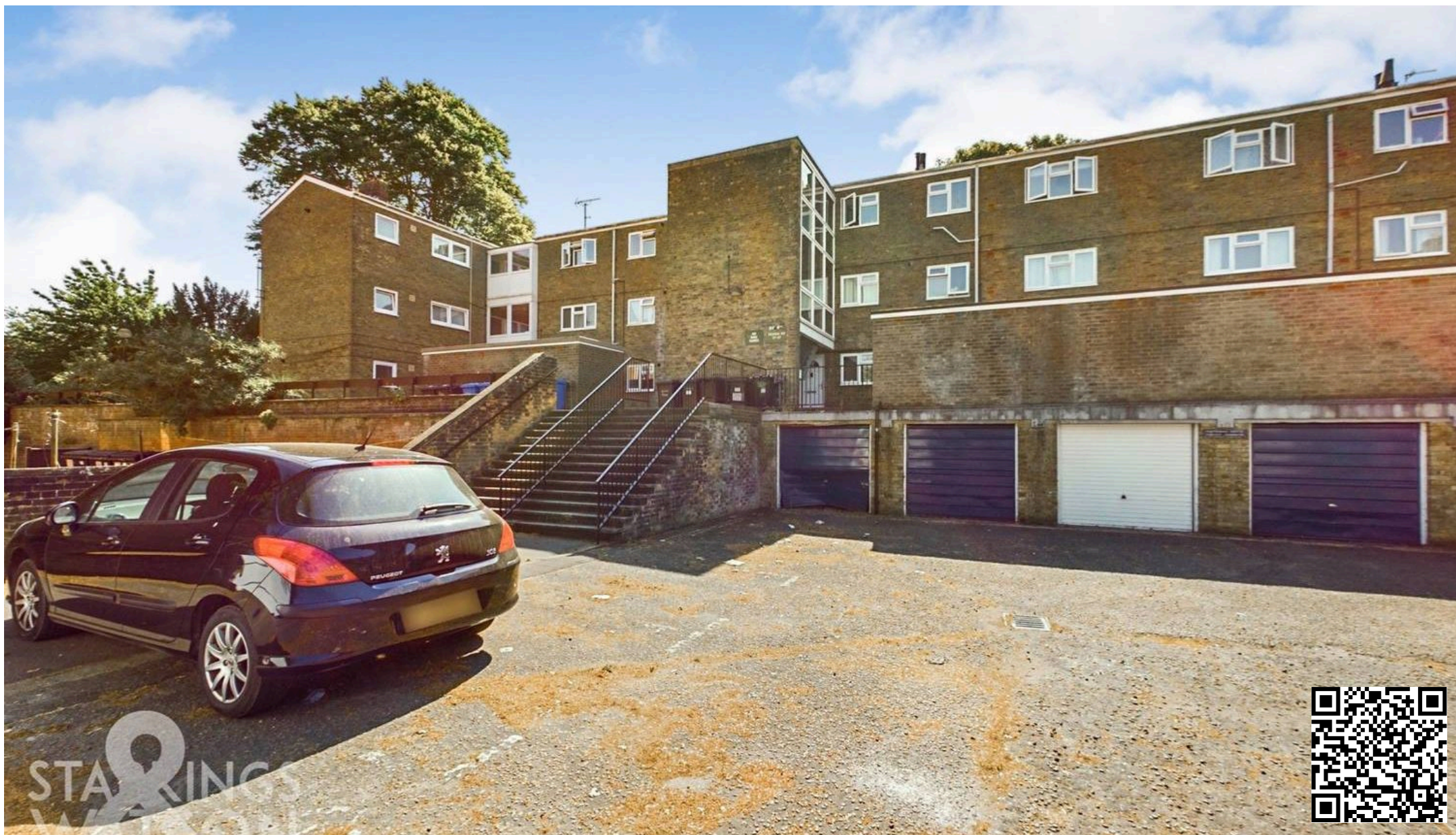
55.82 m<sup>2</sup>

(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





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