



Rear of 12 Ranworth Road, Norwich - NR5 8EB

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HYBRID ESTATE AGENTS



Rear of 12 Ranworth Road

Norwich

SELF CONTAINED STUDENT LET - fully furnished and with PARKING. This MODERN property is located in the gardens of an already let student home, with SHARED GARDENS. The property offers an OPEN PLAN LIVING SPACE with a fitted KITCHEN including COOKING APPLIANCES. There is ample space for SEATING, DINING and STUDYING. One DOUBLE BEDROOM leads off with an EN SUITE DOUBLE SHOWER ROOM. Located JUST FIVE MINUTES by bike to the UEA, the property is the perfect setting for someone seeking easy living.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Student Only Let
- Self-Contained Unit
- Parking
- Open Plan Living
- Kitchen with Appliances
- One Double Bedroom
- En Suite Shower Room
- Short Bike Ride to UEA



Located on the fringe of Norwich City and within easy walking or cycling of the UEA, this property provides a delightful retreat from the hustle and bustle, but within convenient distance to the main shopping district, University of East Anglia, train station and Riverside complex. A number of pubs, cafes, 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.

SETTING THE SCENE

Situated behind an occupied student home, a shared lawned and paved garden separates the two properties, with a gated access leading to the front door. Parking can be found to front.

THE GRAND TOUR

With a uPVC double glazed door to front, you walk straight into the main living space. With room for seating, studying and a dining table, a window faces to front with electric heating, whilst the kitchen offers a range of storage, appliances and integrated electric oven and hob. A range of spotlights and a roof light offers great natural light. A door opens to the double bedroom with carpet under foot, and a door to the ensuite double shower room with Aqua board splash backs and heated towel rail.

FIND US

Postcode : NR5 8EB

What3Words : ///posts.bunks.truth

VIRTUAL TOUR

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





THE GREAT OUTDOORS
Shared gardens can be found to the front.



Approximate total area⁽¹⁾

384.85 ft²

35.75 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





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