



ONLINE ENQUIRIES ONLY

order to be considered for a viewing, please contact us online through this listing.

Just complete the short questionnaire emailed with your enquiry before a viewing can be scheduled.
37 Wilberforce Road
Norwich, NR5 8NF

£1,300 Per Calendar Month



5



1



1



C

Located near UEA and the City Centre, this property offers five bedrooms (four double, one single), including one with an en-suite shower room. Features include a modern kitchen, a spacious lounge, a main bathroom, and a great-sized private garden with a shed. Ideal for families or students. Max 9 month Let

- 5 bedroom Property
- Close to UEA and bus routes
- Max 9 month Let at current rate



Nestled in a highly sought-after location in Norwich, this impressive five-bedroom family home is perfectly positioned for both commuters and students. With excellent transport links to the City Centre and its close proximity to the University of East Anglia (UEA), it offers an ideal blend of convenience and comfortable living.

The property provides extensive accommodation spread over two floors, featuring five spacious bedrooms in total.

Ground Floor

Upon entering, you are greeted by a welcoming Lounge, a generous central space that serves as the heart of the home. The modern Kitchen/Breakfast Room is well-appointed with integrated appliances, providing a fantastic area for daily meals and entertaining. The ground floor also benefits from two double bedrooms, offering flexible living arrangements.

First Floor

The first floor hosts the remaining three bedrooms, comprising two further double rooms and one single room, all offering comfortable and private living space. The main Bathroom is centrally located, complementing the convenience of an additional En-suite Shower Room attached to one of the bedrooms.

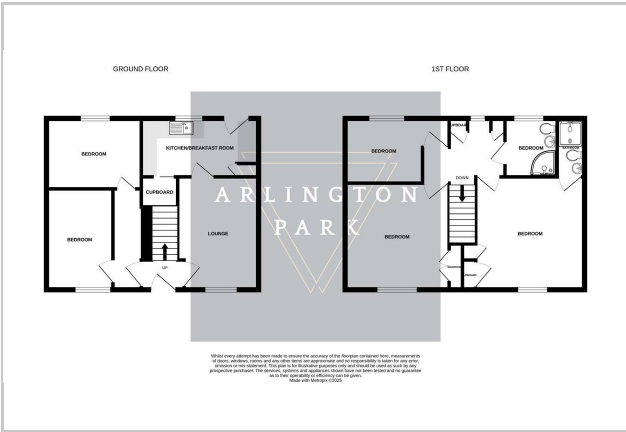
Accommodation: Five bedrooms (four doubles and one single).

Bathrooms: One main Bathroom and one En-suite Shower Room.

Living Space: Great-sized Lounge and a modern Kitchen/Breakfast Room.

Outdoor Space: A great-sized private garden to the rear, complete with a useful storage shed.

The advertised monthly rent is exclusive of bills, though utility packages can be provided upon request. Max 9 month Let



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	
EU Directive 2002/91/EC		