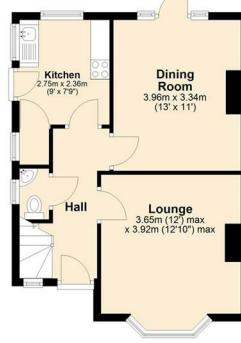


17 | Aurania Avenue | Norwich | NR1 2RD

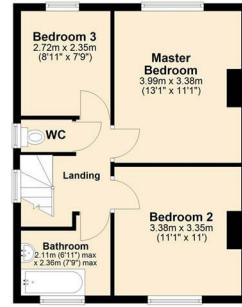
£1,500 PCM



Ground Floor
Approx. 44.0 sq. metres (473.3 sq. feet)



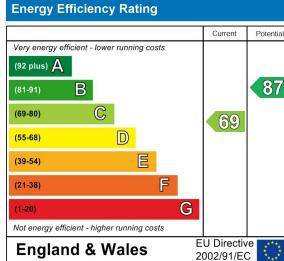
First Floor
Approx. 43.6 sq. metres (469.1 sq. feet)



Total area: approx. 87.6 sq. metres (942.4 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee can therefore be given as to their functionality or efficiency.

Plan produced using PlanUp.



Description

This charming 1920s three bedroom semi detached house is tucked away in a popular cul de sac just off Trafford Road. The ground floor comprises an entrance hall leading to a bay fronted lounge, a dining room opening onto the garden, a kitchen, and a convenient cloakroom. Upstairs, there are three good sized bedrooms, a family bathroom, and a separate WC off the landing.

Set behind a generous frontage with driveway parking, the property offers access to the rear, where a wooden garage and garden shed are located. The garden is mainly laid to lawn and bordered by mature shrubs and flower beds, creating a peaceful outdoor space. Situated just south of Norwich city centre, the property enjoys excellent access to local amenities, well-regarded schools, Norwich City College, the UEA, N&NUH, and the Norwich Research Park, making it an ideal choice for families.

Key features

- 1920s three bedroom semi detached house
- Entrance hall, bay fronted 12'10' lounge, and downstairs WC
- Three good sized bedrooms, family bathroom, and separate WC off the landing
- Generous frontage with driveway parking leading to the rear garden
- Tucked away in a popular cul-de-sac within a desirable location
- Recently renovated throughout
- Kitchen with separate 13' dining room opening onto the garden
- Double glazed with electric heating throughout
- Wooden garage and garden shed
- Available now

Council Tax Band & Local Authority: C, Norwich

Deposit Required: £1,730

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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