

TO LET



Room

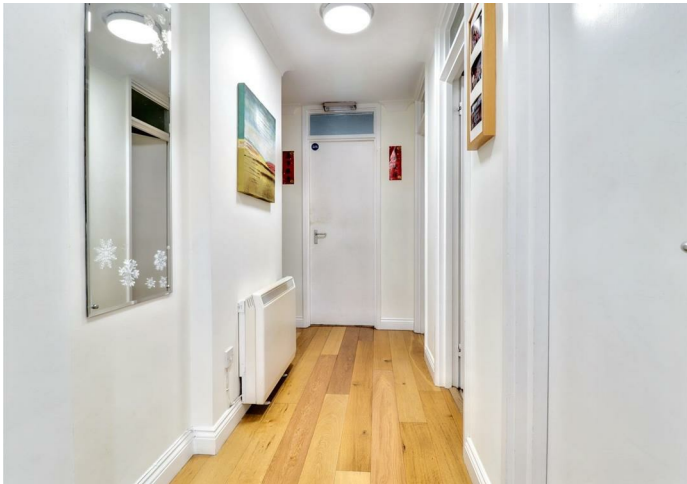
# CITY ROAD NORWICH NR1 3AJ

Per Month

£650

## FEATURES

- Shared House
- Immaculate Building
- Communal Sitting Room
- Communal Laundry
- Communal Wc's
- Room To Let
- Second Floor
- Communal Kitchen
- Private Bathroom
- Parking



# 1 Bedroom Room located in Norwich

Welcome to NR1 City Road in the vibrant city of Norwich, this great room to let is situated in a very well presented shared house, perfect for those seeking a convenient and comfortable living arrangement. The property boasts a well-maintained communal entrance hall, inviting laundry facilities, and a spacious sitting/dining room, ideal for socialising with housemates. The kitchen/breakfast area is designed for both functionality and comfort, making meal preparation a pleasure.

The room itself is located on the second floor, providing a peaceful retreat with easy access to a bathroom. The building is immaculately presented, reflecting a high standard of living. Residents will also benefit from parking, ensuring convenience for those with a car.

Additionally, the property features a communal garden, perfect for enjoying the outdoors, along with a bike store at the rear, catering to cycling enthusiasts. With the city centre just a short walk away, this location offers the perfect balance of urban living and tranquillity.

This is an excellent opportunity for anyone looking to secure a room in a well-appointed shared house. We encourage you to act quickly to arrange a viewing, as properties of this calibre are in high demand.

## Communal Entrance Hall

Entrance Door to main entrance, doors to communal lounge and laundry room. Stairs up to the landings.

## Communal Lounge

22'6 x 13'5

Sealed unit double glazed windows to the front, door to Room and the communal kitchen/breakfast room.

## Communal Kitchen/Breakfast Room

23'4 x 10'5

Sealed unit double glazed windows to the rear, door to the communal garden. Range of base and wall mounted units, induction hobs, ovens and extractors with further appliances and breakfast bar.

## Communal Laundry Room

8'3 x 6'6

Sealed unit double glazed window to the front, appliances.

## Second Floor Landing

Doors to two rooms on this floor and the private bathroom for this particular room.

## Room

15'8 x 14'2

Sealed unit double glazed windows to the front, built in cupboard.

## Bathroom

Sealed unit double glazed window to the side, panel bath, screen and shower over, wash hand basin, wc. Tiled walls and floor.

## Communal Gardens

Garden with bike store.

## Agents Note

All general bills included.



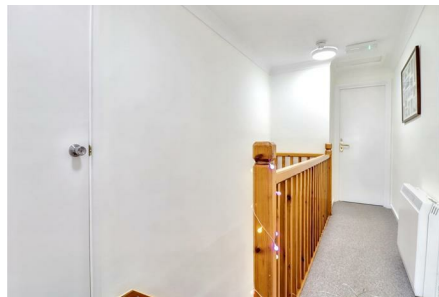


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Council Tax Band

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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