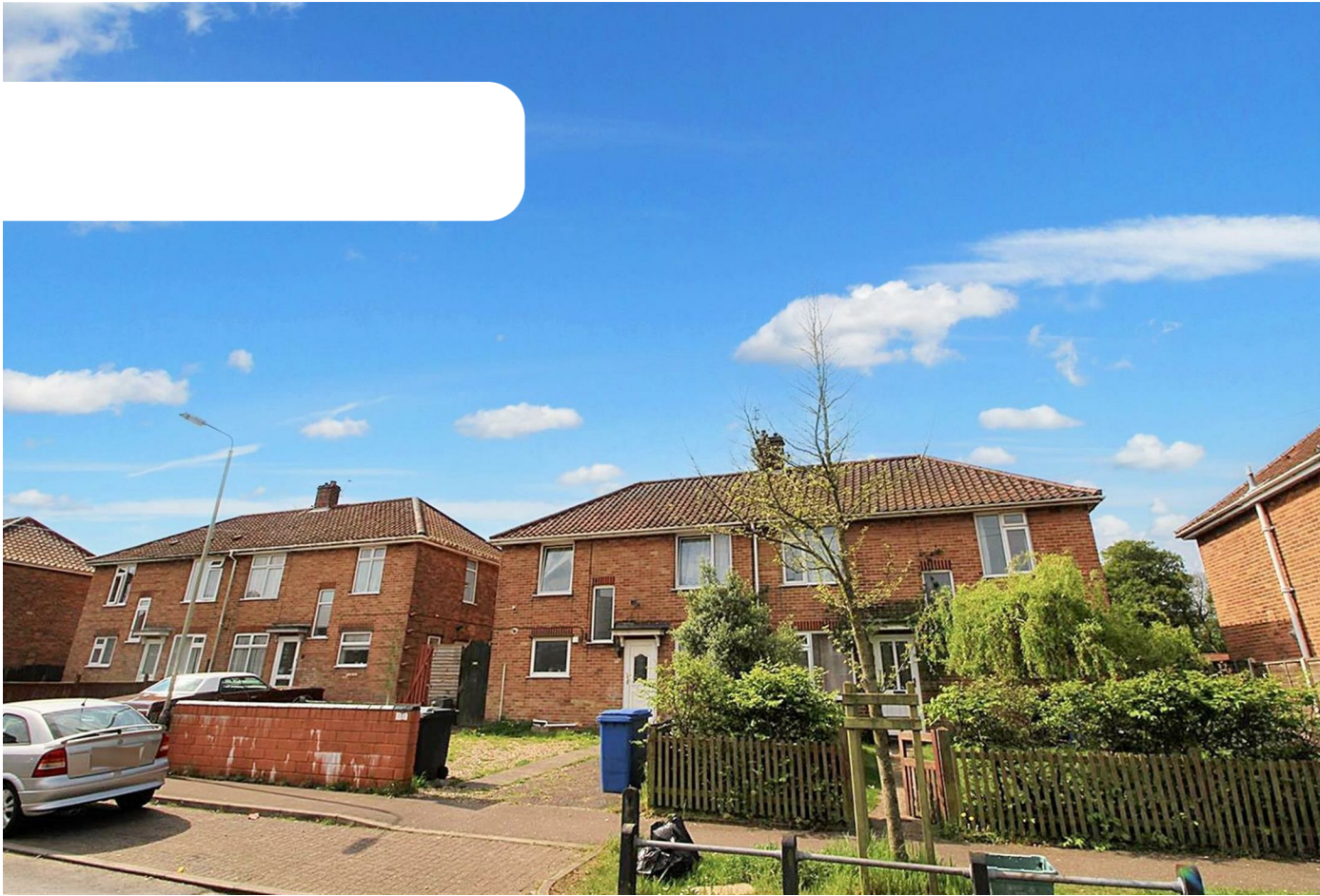




House - Terraced

# 77 MOTUM ROAD, NORWICH, NR5 8EH

PCM

£1,225

## FEATURES

- Close to the UEA
- Newly refurbished
- Separate WC
- Enclosed Rear Garden
- Available Now
- Four Bedrooms
- Off Street Parking
- Council Tax Band A



# 4 Bedroom House - Terraced located in Norwich

## Entrance Hall

Stairs to first floor, radiator, door to Inner Hall, Kitchen/Diner and Living Room.

## Living Room

7'10" x 19'0"

Sealed unit french doors leading into the rear garden, sealed unit window to the front aspect, freshly painted white and brand new grey carpet will be fitted.

## Kitchen

11'5" x 12'1"

Sealed unit window to the rear aspect, UPVC door leading into the garden, range of high and low units, gas hob with electric oven, extractor, splash back tiles and tiled flooring.

## Bathroom

Paneled bath with shower overhead, low level WC, stand alone sink basin, splash back tiles and tiled flooring.

## Bedroom 1

11'9" x 9'2"

Tilt and turn sealed unit window to the front aspect, freshly painted white, brand new grey carpet will also be fitted.

## Bedroom 2

8'6" x 8'6"

Tilt and turn sealed unit window to the front aspect, freshly painted white, brand new grey carpet will also be fitted.

## Bedroom 3

9'2" x 11'9"

Tilt and turn sealed window to the rear aspect, freshly decorated, brand new grey carpet will also be fitted.

## WC

Sealed unit window to the side aspect with privacy glass, low level WC, sink basin and tiled flooring.

## Bedroom 4

11'5" x 6'2"

Tilt and turn sealed unit window to the rear aspect, freshly painted white, brand new grey carpet will also be fitted.

## Outside Rear Garden

Enclosed Rear Garden, mainly laid to lawn with a patio area. Large shed for storage and side access. Driveway with parking to the front.



NORWICH LETTINGS | 3 VISION PARK, QUEENS HILLS, NORWICH, NR8 5HD

Call us on

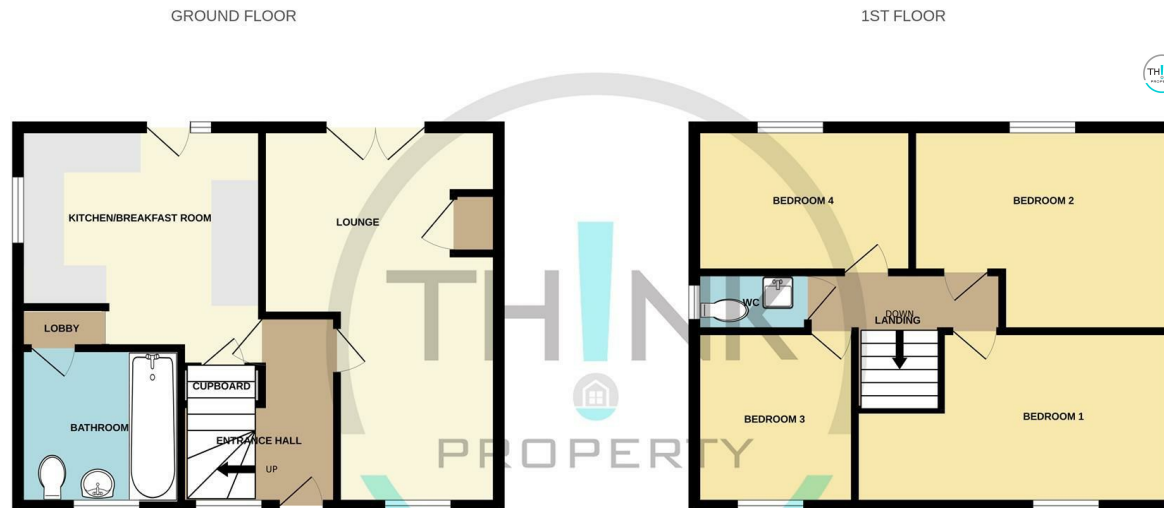
01603 338433

[norwich@thinkproperty.ltd](mailto:norwich@thinkproperty.ltd)

<https://www.thinkproperty.ltd/>

Council Tax Band

A



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) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 58      | 74                      |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

