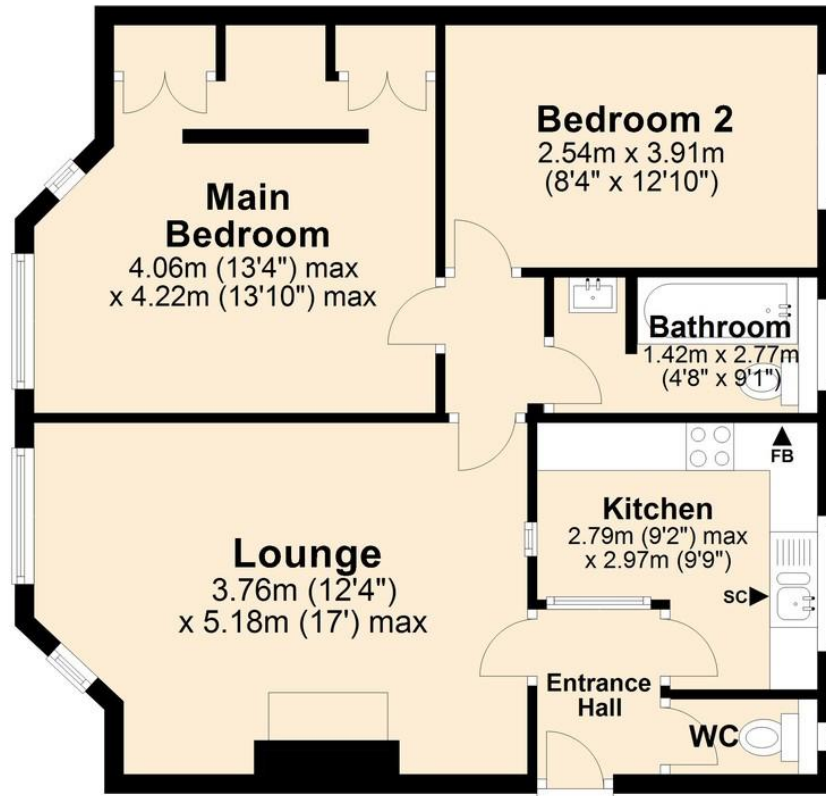


## First Floor

Approx. 61.5 sq. metres (661.7 sq. feet)



Total area: approx. 61.5 sq. metres (661.7 sq. feet)

### OUTSIDE

The apartment block is fronted by an area of green space, with a communal entrance to each side. The property can be found on the first floor, accessed via stairs from the right-hand side.

### DIRECTIONS

From the A146 outer ring road, at the roundabout by the BP garage and Goals Norwich sports complex, take the exit for Hall Road and continue before turning left into Cecil Road. Turn right into Trafford Road, then right again into Patricia Road, where the property can be found on the left-hand side, shortly before Christopher Close.

### AGENTS NOTE

Please be advised the images reflect the property during a previous tenancy.

### LOCAL AUTHORITY

Norwich

### COUNCIL TAX BAND

B

**Energy Efficiency Rating** Current C 77 Potential 82



**01603 760 770**  
hello@dragonflylettings.com  
www.dragonflylettings.com  
Unit 4 Dragonfly Lane, Cringleford, Norfolk, NR4 7FF

Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



Be quick to view this immaculate first floor apartment offered fully furnished, situated on the outskirts of Norwich. Refurbished to a high standard throughout, accommodation includes a stylish fitted kitchen, stunning lounge with feature fireplace, 2 bedrooms, modern bathroom and separate WC. Do not miss out!

**Patricia Road**  
Norwich | Norfolk | NR1 2PE

**£1,200 pcm**

Immaculate first floor apartment refurbished to a high standard

Offered fully furnished

2 good-sized bedrooms including twin windows and storage to main bedroom

Modern kitchen features contemporary units and integrated appliances

Well-proportioned lounge with twin windows and feature electric fireplace

Modern bathroom with shower over bath plus separate WC

Gas central heating and double glazing

On-street permit parking to the front of the apartment block

Ideally situated for swift city access, schools, amenities and road links

Available from Mid-April 2024!

