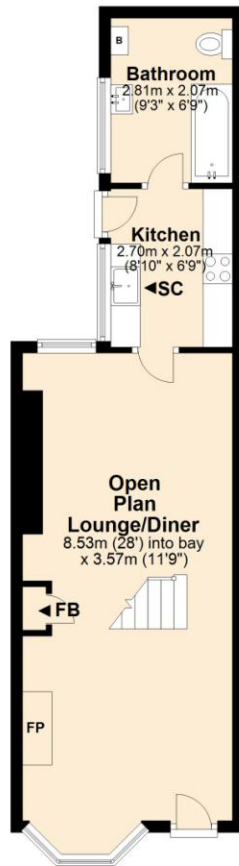


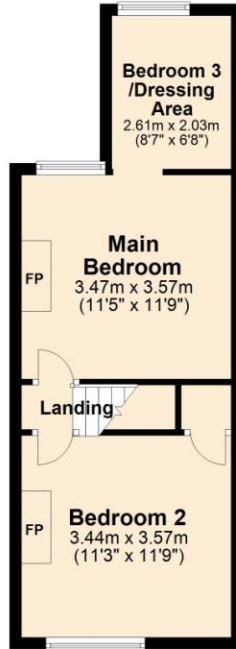
### Ground Floor

Approx. 40.5 sq. metres (435.9 sq. feet)



### First Floor

Approx. 33.7 sq. metres (362.2 sq. feet)



Total area: approx. 74.1 sq. metres (798.1 sq. feet)

### OUTSIDE

The property is fronted by a decorative brick wall, a shingle bed and shrub tree, with steps leading up to the entrance. To the rear is an enclosed, south-west facing garden featuring a lawn, shrub bed, patio area and storage shed. A gate to the left-hand side provides access to a shared passageway for road access.

### AGENTS NOTE

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

### DIRECTIONS

From Newmarket Road, A11 heading into Norwich, turn left into Unthank Road. Continue on this road and at the crossroads with Colman Road continue straight to stay on Unthank Road. Opposite the Co-op store turn left into Dover Street where the property can then be found on the left-hand side.

### LOCAL AUTHORITY

Norwich

### COUNCIL TAX BAND

B

**Energy Efficiency Rating** Current D 68 Potential B 88



**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 updated and improved mid-terrace, ideally situated for amenities, local schools and swift city access. Accommodation includes an open plan lounge/diner, modern kitchen, stylish ground floor bathroom plus 3 first floor bedrooms. Outside includes a south-west facing rear garden and on-street permit parking. Do not miss out!

**Dover Street**  
Norwich | Norfolk | NR2 3LQ  
**£1,200 pcm**

Character mid-terraced property in a convenient location

3 first floor bedrooms with bedroom 3/dressing area off bedroom 2

Modern kitchen features some integrated appliances, butler sink and induction hob

Open plan lounge/diner with bay-fronted lounge, feature staircase and exposed brickwork

Stylish ground floor bathroom with shower over bath

Gas central heating and double glazing

On-street, permit parking to the front of the property

Enclosed, south-west facing rear garden with lawn, patio and storage shed

Ideally situated for amenities, local schools and swift city access

Available mid-end August 2024!

