

Tenure:
Council Tax Band: C
EPC Rating: E
Local Authority: Broadland

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
1115 sq.ft. (103.6 sq.m.) approx.



TOTAL FLOOR AREA: 1115 sq.ft. (103.6 sq.m.) approx.
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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Parkland Road Norwich, NR6 7RG

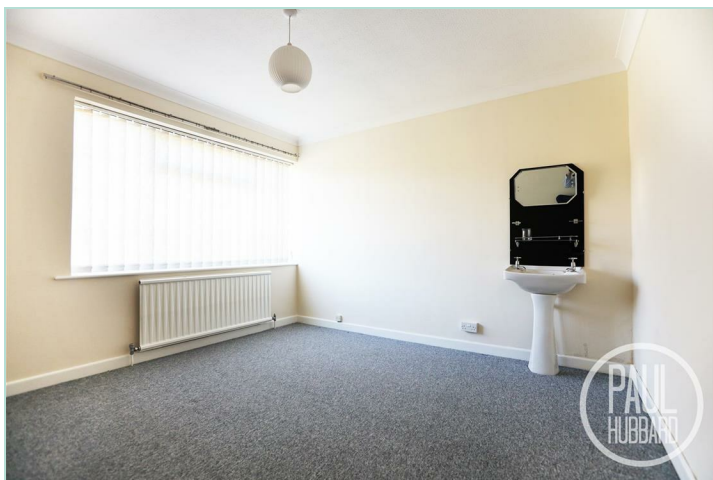
- Three double bedrooms
- Spacious lounge/diner
- Modern fitted kitchen
- Garage and off-road parking
- Sought after location
- Enclosed rear garden with shed and garage access
- Quiet and popular residential area
- UPVC double glazing throughout
- Separate utility room
- Gas central heating



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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



Location

Situated within easy reach of Norwich's vibrant city centre, this property offers convenient access to the heart of East Anglia. The nearby train station provides effortless connections to destinations including London and Cambridge. Norwich boasts a rich tapestry of medieval charm, bustling nightlife, cultural events, and diverse shopping opportunities. Local amenities such as supermarkets, pubs, and parks are all within close proximity, ensuring convenience for residents. Additionally, the property is near the University of East Anglia and the N&N University Hospital, further enhancing its appeal as a desirable location for both students and healthcare professionals.

Entrance Hall

Double glazed entrance, carpeted flooring, loft access, and built-in storage cupboard.

Lounge/Diner

6.60m x 3.63m

Spacious and bright living area with front and side aspect windows, carpeted flooring, radiator, and TV point.

Kitchen

3.56m x 2.92m

Modern layout with wall and base units, stainless steel sink, space for washing machine and fridge/freezer, and built-in pantry.

Utility Room

2.67m x 1.50m

Tiled flooring and sliding doors to the garden—ideal for laundry and additional storage.

Bedroom 1

3.53m x 3.45m

Double bedroom with side aspect window, carpeted flooring, radiator, and storage cupboard.

Bedroom 2

3.63m x 2.69m

Double bedroom with front and side aspect windows, built-in storage, and carpeted flooring.

Bedroom 3

3.45m x 3.30m

Rear-facing double bedroom with built-in wardrobes, carpeted flooring, and radiator.

Bathroom

Fitted with a bath and shower over, wash basin, WC, and vinyl flooring. Rear aspect window for natural light.

Outside

Front garden with lawn, private driveway, and garage. Rear garden is fully enclosed and paved with side gate access, a shed, and garage door entry.

Application process

If you are interested in applying for this property there is a simple process

- 1) Submit an application form to the office
- 2) Upon successful application you will be asked to pay your deposit
- 3) Once references pass you will be asked to pay your first months rent in advance
- 4) Then we can move you into the property!

Application fees

PLEASE NOTE: In order to meet the affordability criteria for this property, potential tenants must have an income of 2.5x the monthly rent (this can be a combined income if more than 1 tenant).

*Deposit - Deposit is usually 5 weeks rent.

**Guarantor - A guarantor is required if your earnings don't match affordability, you are lacking a previous landlord reference or if you have had previous bad credit. Your guarantor must have an income of 3x the monthly rent. A deposit free option may be available for this property subject to terms and conditions – please enquire for further details on this

