



ONLINE ENQUIRIES ONLY

Order to be considered for a viewing, please contact us online through this listing.

Just complete the short questionnaire emailed with your enquiry before a viewing can be scheduled.
47A Bond Street
Norwich, NR2 3TS

£850 Per Month



This neatly presented, first-floor apartment is ideally located in the highly sought-after NR2 postcode of Norwich, offering comfortable accommodation to let. Positioned conveniently above a daytime cafe, the property benefits from a private ground-floor entrance and a traditional, well-kept interior. It presents an excellent opportunity for those seeking a practical home within easy reach of the city centre and local amenities.



DETAILED DESCRIPTION

Accessed via a private ground-floor entrance lobby, internal stairs lead up to the first-floor hallway that seamlessly connects the accommodation. The property boasts a traditional and neat interior, offering a comfortable living environment decorated in neutral tones with carpeted primary rooms. At the front of the property, the bedroom provides a bright space with a large double-glazed window and decorative coving. The adjacent central living room acts as the main reception space, featuring a classic wooden fire surround, a multi-bulb ceiling light fitting, and a practical built-in storage cupboard positioned over the stairs.

Towards the rear, the fitted kitchen offers a functional layout with white gloss cabinetry, wood-effect flooring, and white metro-brick tiled splashbacks. It is equipped with an integrated electric oven, a hob, a stainless steel extractor hood, and a stainless steel sink positioned thoughtfully by the window. Completing the layout is a bright bathroom featuring a white three-piece suite, which includes a panelled bath with an overhead shower and curtain, a pedestal wash basin, and a toilet. The property is warmed by a central heating system with radiators throughout. Please note that there is no allocated parking or private outdoor space included with this apartment.

LOCAL AREA AND FACILITIES

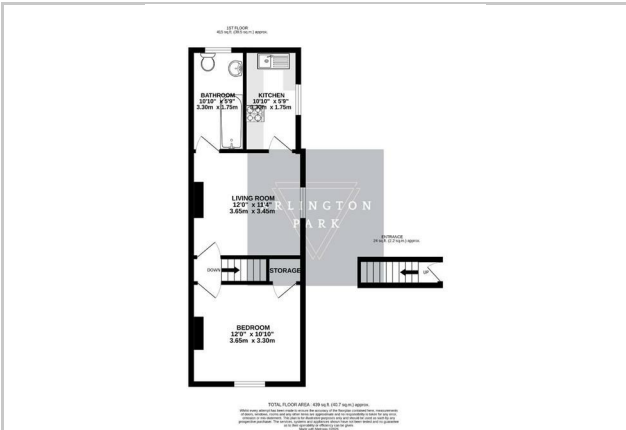
Located on Bond Street, this apartment enjoys a highly desirable position within the NR2 postcode, a short distance from the vibrant Norwich city centre. The immediate area is well-served by a diverse range of local amenities, including independent shops, cafes, and supermarkets situated along the nearby Dereham Road. Residents benefit from excellent transport links, with frequent bus services operating from stops on Bowthorpe Road and surrounding routes, providing direct access to the Norfolk and Norwich University Hospital, the University of East Anglia, and the city centre. The surrounding neighbourhood features several public parks, including Heigham Park, offering green spaces for outdoor leisure. The area is also home to a selection of well-regarded local schools and community facilities. For broader commuting, Norwich railway station is accessible across the city, providing reliable regional and national rail links.



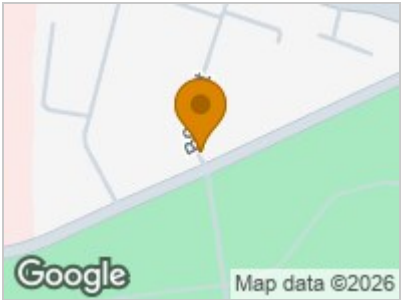
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	63
England & Wales		
EU Directive 2002/91/EC		