



Avenue Road, Norwich - NR2 3HL

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Avenue Road

Norwich

Situated in the HEART of the GOLDEN TRIANGLE, this GROUND FLOOR FLAT offers OFF ROAD PARKING and a COURTYARD front GARDEN. Located close to EXCELLENT local AMENITIES and within WALKING-DISTANCE to the CITY CENTRE, the property offers gas fired CENTRAL HEATING, uPVC double glazing and a MODERN DECOR. Stepping inside, a hall entrance offers STORAGE, and leads to the FITTED KITCHEN with a rear access door, with the SITTING ROOM beyond which overlooks the COURTYARD. An inner hall leads to the DOUBLE BEDROOM and SPACIOUS BATHROOM - with a shower over the bath. The parking to the front is convenient, and opens up to the WALLED COURTYARD.



Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

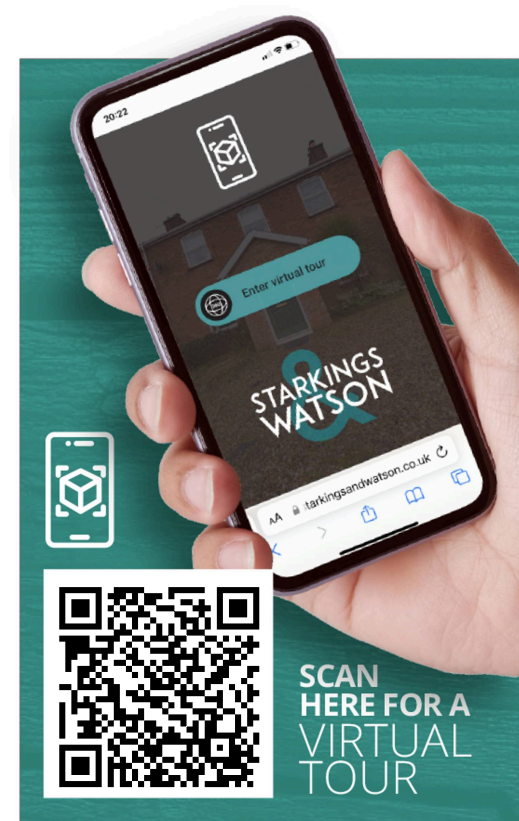
- NR2 Golden Triangle Location
- Ground Floor Flat
- Off Road Parking
- Modern Fitted Kitchen
- One Double Bedroom
- Family Bathroom with a Shower
- Central Heating & Double Glazed
- Courtyard Garden

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the main shopping district, city college, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.



DIRECTIONS

You may wish to use your Sat-Nav (NR2 3HL), but to help....Leave Norwich via Unthank Road, turning right onto Park Lane. Follow the road, which becomes Avenue Road, where the property can be found on your right hand side, indicated by our To Let board - with the parking on Pembroke Road.



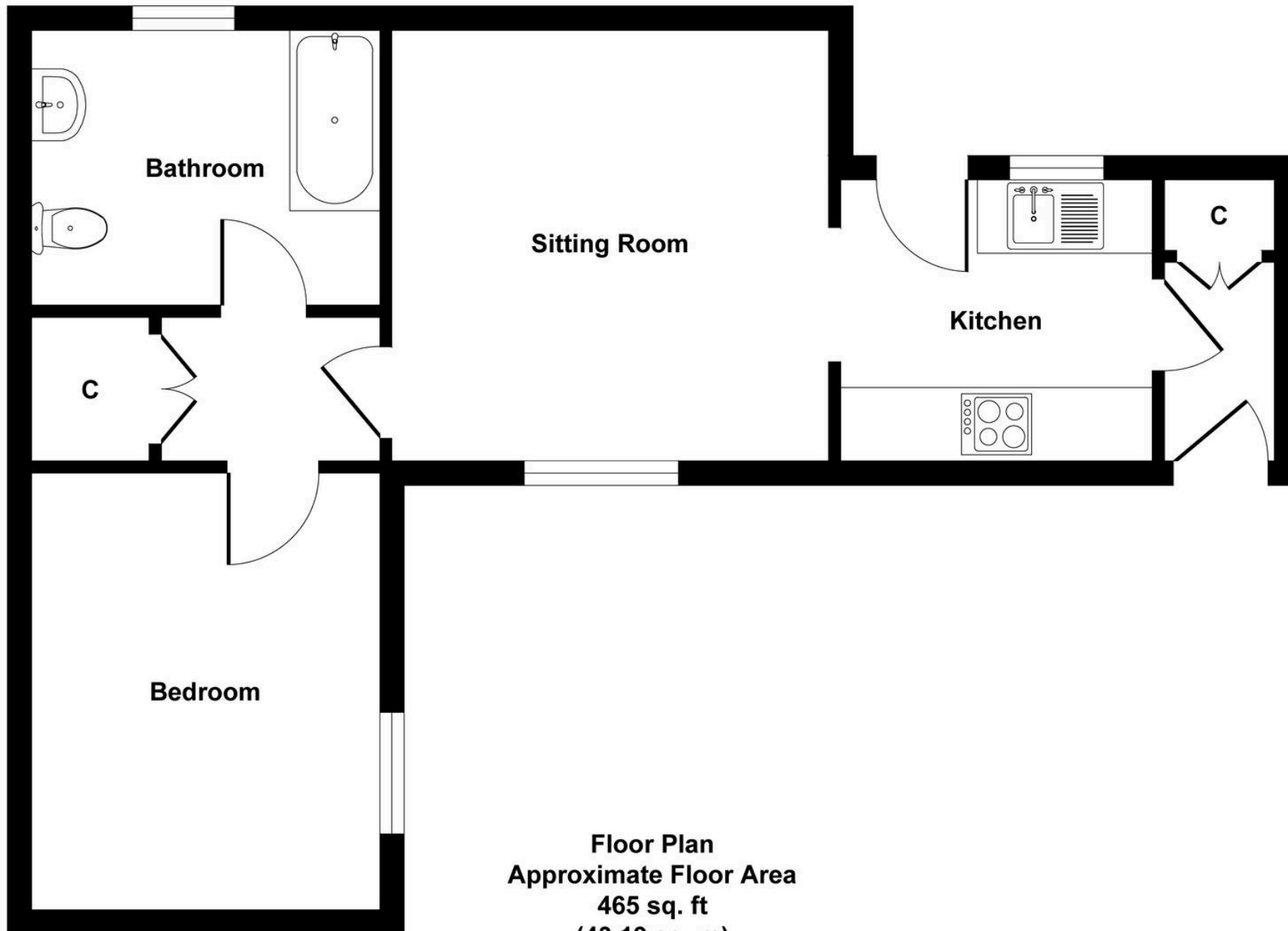




THE GREAT OUTDOORS

To the rear of the property a useful storage area can be found, whilst the front garden offers a courtyard style finish with mature planting and enclosed brick walled boundary to front.





Floor Plan
Approximate Floor Area
465 sq. ft
(43.19 sq. m)



Approx. Gross Internal Floor Area 465 sq. ft / 43.19 sq. m



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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