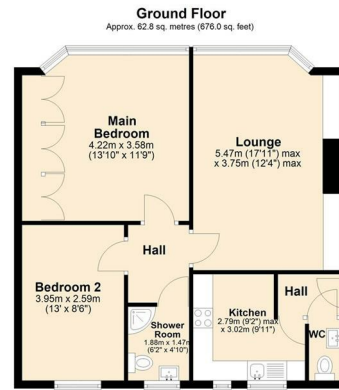




30 | Patricia Road | Norwich | NR1 2PE

£1,100 PCM





Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.
Plan produced using PlanUp.

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			
England & Wales		72	78
EU Directive 2002/91/EC			



Description

Two bedroom, fully furnished ground floor apartment providing spacious, practical living on the outskirts of Norwich, with easy access to the city centre and nearby amenities.

The accommodation includes an entrance hall, a modern fitted kitchen with washing machine, and a well proportioned 17'11 lounge featuring a decorative fireplace and built-in storage. There are two good sized bedrooms, one with fitted wardrobes, plus a contemporary bathroom and separate WC. The property also benefits from gas central heating, double glazing, and on street permit parking to the front.

Key features

- Beautifully presented two bedroom ground floor flat
- Two generous bedrooms, with the main bedroom benefitting from built-in wardrobes
- Spacious lounge with built-in storage and a feature fireplace
- Gas central heating, double glazing
- Convenient for city access, amenities, and major road links
- Offered fully furnished throughout
- Modern kitchen with contemporary units and a washing machine
- Contemporary bathroom with shower over bath plus separate WC
- Communal rear garden and on street permit parking
- Available From Mid September 2026

Council Tax Band & Local Authority: B, Norwich
Deposit Required: £1,269

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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