




**Constables**  
SALES & LETTINGS

Norwich Drive

Upton, Wirral

£850 Per Month



Available to let; a modern two bedroom property that is well-presented throughout. The accommodation is unfurnished and comprises; hallway, living room with a door out to the rear garden and to the first floor are two bedrooms and a bathroom. Off road parking is available to the side of the property off Weybourne Close. The rear garden is south facing and laid to lawn. The property is conveniently located close to shops in Upton Village and the M53 motorway is also easily accessible for commuting to the major commercial centres of the region. Early viewing is highly recommended.



- Two Bedrooms
- Modern Kitchen & Bathroom
- Council Tax Band: A
- Lounge-Dining Room
- Off Road Parking
- Available End of April
- South-Facing Rear Garden
- Unfurnished

### Hallway

6'10" x 5' (2.08m x 1.52m)

### Living Room

15'8" x 12'2" (4.78m x 3.71m)

### Kitchen

6'10" x 6'10" (2.08m x 2.08m)

### Bedroom One

12'2" x 8'1" (3.71m x 2.46m)

### Bedroom Two

12'2" x 7' (3.71m x 2.13m)


### Bathroom

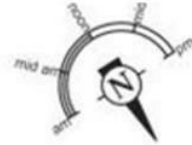
7'2" x 4'11" (2.18m x 1.50m)



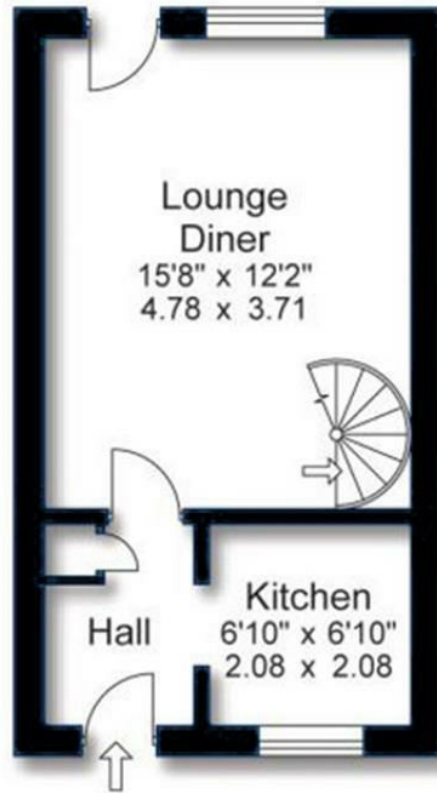


# EPC & Floor Plan

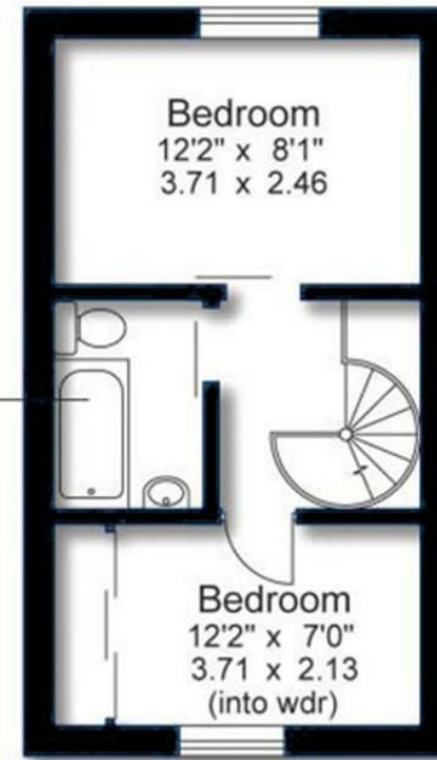
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Bathroom**  
7'2" x 4'11"  
2.18 x 1.49

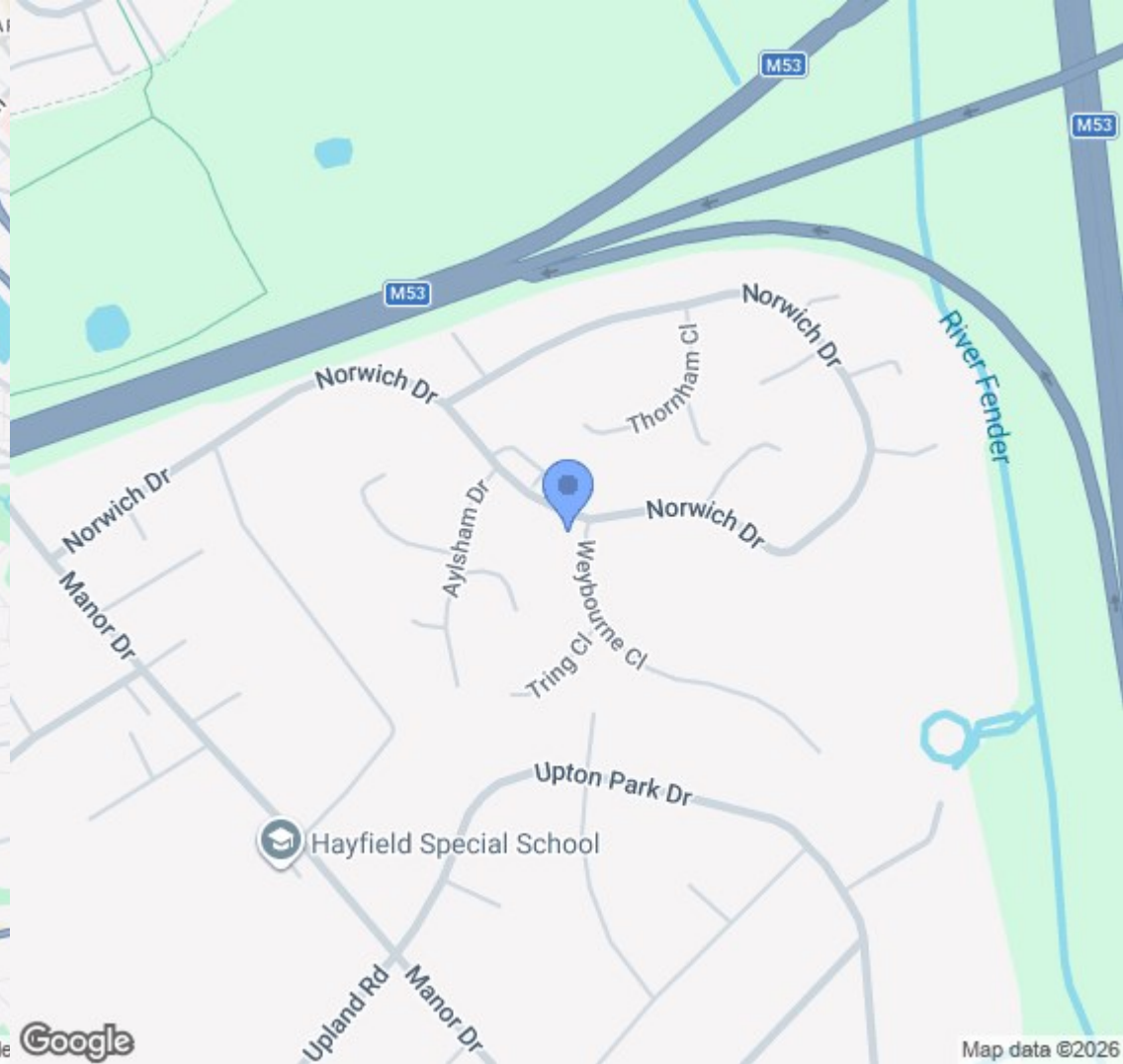
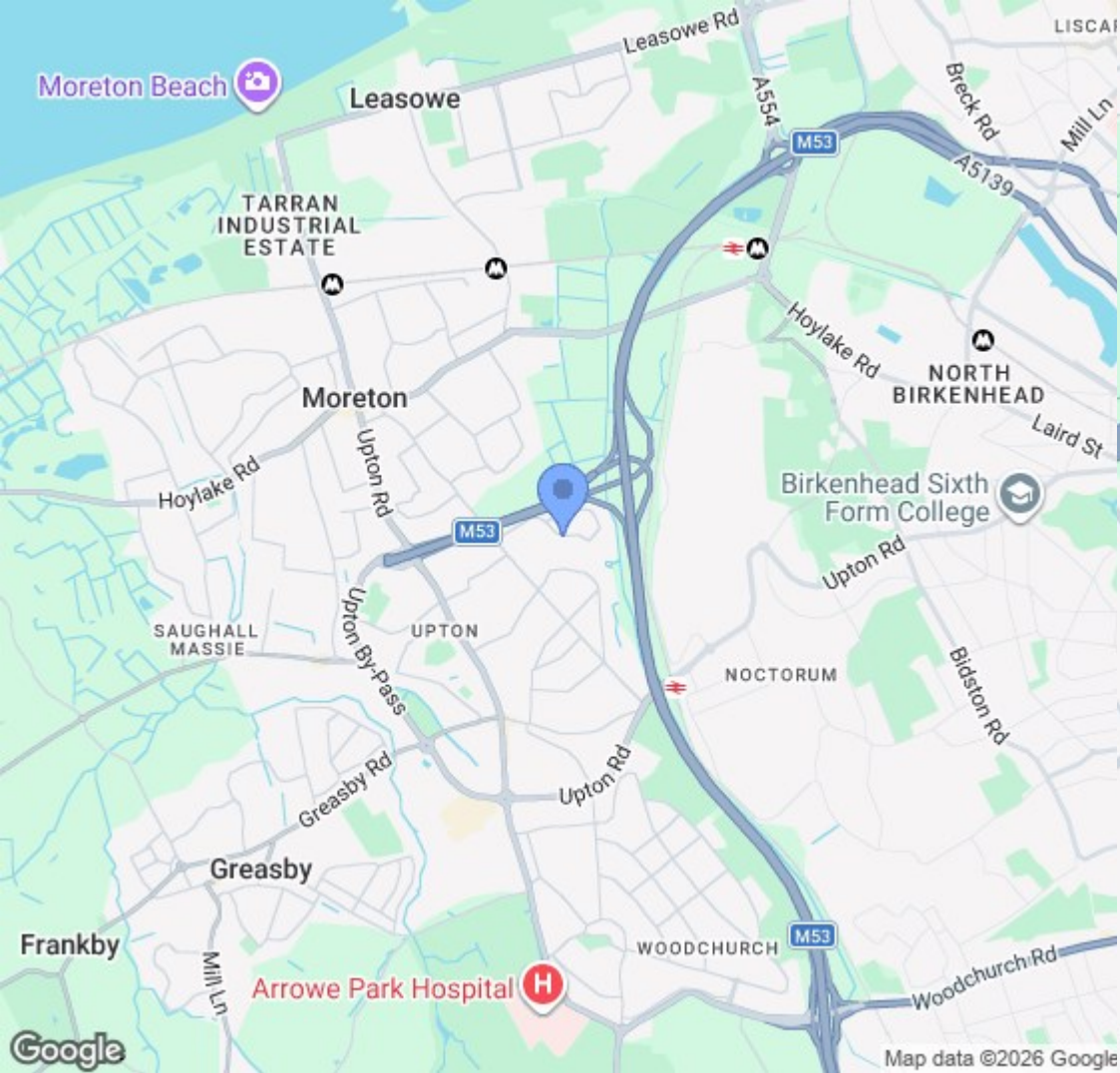


Ground Floor



First Floor

Approx Gross Floor Area = 564 Sq. Feet  
= 52.28 Sq. Metres



Location Map

# Constables

S A L E S & L E T T I N G S

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