

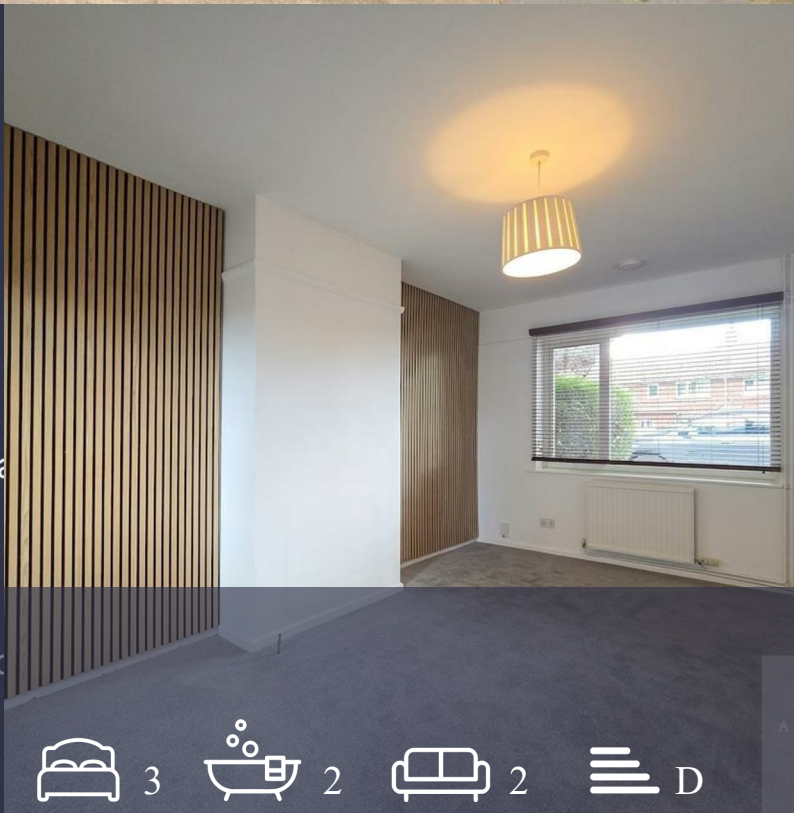


ONLINE ENQUIRIES ONLY

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.
170 Colman Road
Norwich, NR4 7HD

£1,400 Per Month



This recently redecorated, three-bedroom property on Colman Road is offered to let unfurnished and is perfectly suited for a family or professional sharers. Benefiting from a brand new kitchen, updated bathrooms, and fresh carpets throughout, this home offers bright and contemporary living spaces in a highly convenient Norwich location.

- Three well-proportioned bedrooms
 - Brand new fitted kitchen with integrated cooking appliances
 - Newly laid grey carpets in all principal rooms
 - Enclosed rear garden predominantly laid to lawn
 - Close to public transport links
- Recently redecorated with neutral tones throughout
 - Modern first-floor bathroom and a convenient ground-floor wetroom
 - Distinctive features including bay windows and decorative fireplaces
 - Excellent location for the University of East Anglia and local amenities
 - ideal for families and professional



DETAILED DESCRIPTION

Upon entering this traditional red-brick home, the ground floor offers a highly flexible and spacious layout. The front reception room boasts a large bay window that floods the space with natural light, complemented by a characterful tiled fireplace. A second reception room, also featuring a bay window, provides an excellent space for a formal dining area or a secondary lounge. At the rear of the property, the newly fitted kitchen is finished with stylish, pale cabinetry, wood-effect worktops, a tiled floor, and an integrated oven and hob. A highly practical ground-floor wetroom is located just off the rear hallway, which provides direct access to the garden.

The first floor comprises three generously sized bedrooms, all freshly painted and fitted with brand new carpets. One of the principal bedrooms features a charming decorative cast-iron fireplace and floating shelves, while another benefits from contemporary wood-slat accent wall panelling. The family bathroom has been tastefully updated with a modern white suite, a glass shower screen over the bath, contemporary grey tiling, and wood-effect flooring.

Externally, the property is set back from the road behind a neat front garden enclosed by a wooden picket fence. To the rear is a substantial private garden, mostly laid to lawn with a central paved pathway, bordered by mature trees and secure fencing. The property benefits from double glazing and gas central heating throughout. On-street parking is available in the immediate vicinity.

COMPLIANCE AND KEY INFORMATION

EPC Rating: D

Council Tax Band: B

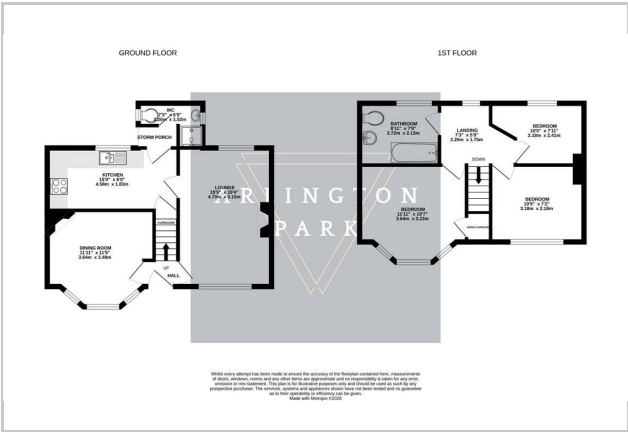
Local Authority: Norwich City Council

Broadband: Ultrafast Full Fibre broadband is available in this area, with typical speeds up to 1000 Mbps.

Material Information: Mains gas, electricity, water, and drainage are connected.

LOCAL AREA AND FACILITIES

Colman Road is a highly sought-after location situated within the NR4 postcode, offering exceptional convenience for both the city centre and the University of East Anglia (UEA). The area is exceptionally well-served by public transport, with regular bus routes running directly into Norwich and to the Norfolk and Norwich University Hospital. A variety of local shops, supermarkets, and essential amenities are located just a short walk away. For leisure and recreation, the popular Eaton Park is close by, providing extensive green spaces, sports facilities, and a cafe. The property is also ideally positioned within the catchment area for several well-regarded local primary and secondary schools.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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		
EU Directive 2002/91/EC		