



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.

67 Calthorpe Road
Norwich, NR5 8RN

£1,200 Per Calendar Month



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THE PROPERTY

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GROUND FLOOR

The entrance hall leads to two generously sized double bedrooms, both fully furnished with beds, wardrobes and desks, making them ideal for study or home working. The heart of the house is the extensive kitchen/diner. This communal hub features modern white cabinetry, ample worktop space and comes equipped with essential appliances including a gas hob, oven and microwave. A dining table provides a social space for housemates.

Practicality is key in this property, which benefits from a dedicated utility room, a rear lobby, a ground floor WC and a separate store room, ensuring plenty of space for storage and laundry.

FIRST FLOOR

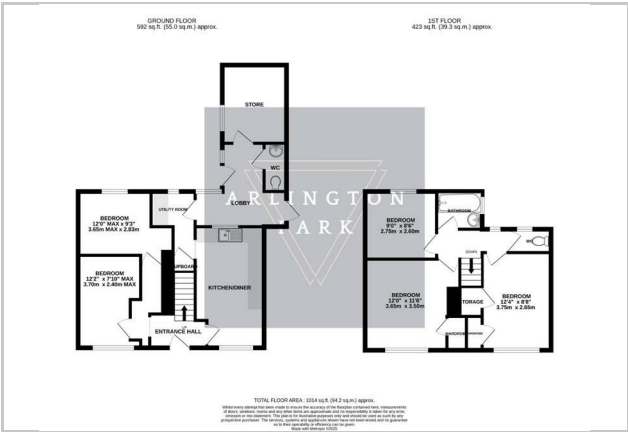
Upstairs, the landing provides access to three further double bedrooms. Each room is finished with neutral décor and grey carpeting. The first floor is served by a main bathroom with a shower over the bath, plus a separate WC room, a layout that works perfectly for shared living to reduce morning queues.

OUTSIDE

To the rear is a private, enclosed garden featuring a paved patio area and lawn. A substantial timber shed and brick outbuilding offer secure storage, essential for bicycles. To the front, the property is set back from the road with a small garden area. There is ample on-street parking available in the immediate vicinity.

LOCATION

Calthorpe Road is situated just west of Norwich City Centre. It is within comfortable walking distance of the UEA campus and the hospital. Excellent local bus routes provide fast access to the city centre, and there are numerous local shops and takeaways nearby.



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 firms 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 