



House - Terraced (EPC Rating: D)

**8 ROWINGTON ROAD, NORWICH, NR1 3RR**

**£1300** Per Month

- City Centre
- 2 Double bedrooms
- 2 bathrooms
- Large rear garden
- Modern finish
- Furnished.



# 2 Bedroom House - Terraced located in Norwich

Nestled in the heart of Norwich on Rowington Road, this charming terraced house offers a delightful blend of modern living and classic character. Built in 1900, the property has been thoughtfully updated to provide a contemporary interior while retaining its original charm.

Spanning an impressive 883 square feet, this home features two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The modern kitchen is well-equipped, making it a joy to prepare meals. The property boasts two generously sized double bedrooms, ensuring ample space for relaxation and rest. With two bathrooms, including modern fixtures, convenience is at your fingertips.

One of the standout features of this property is the large rear garden, providing a private outdoor oasis for gardening, play, or simply unwinding in the fresh air. The garden is a rare find in the city centre, offering a perfect retreat from the hustle and bustle of urban life.

Located in a vibrant area, you will find yourself just moments away from the amenities and attractions that Norwich has to offer. This home is ideal for those seeking a blend of city living with the comfort of a spacious and well-appointed residence.

## Living room

11'3" x 11'11"

Bright modern feel. Carpeted for comfort, offering decorative fireplace. Furnished with 2 seater sofa and coffee table.

## Dining Room

11'2" x 10'5"

Large dining room, leading to kitchen and French doors leading to the garden. Offering under stairs cupboard for storage. Vinyl flooring easy for cleaning. Furnished with dining table and chairs, storage unit and fridge freezer.

## Kitchen

6'1" x 7'10"

Galley style kitchen, offering ample cupboard space. Washing machine and dishwasher, integrated hob and oven. Leads to the shower room.

## Shower Room

Modern shower room with double shower and white suite.,

## Bedroom 1

10'3" x 12'4"

Large double bedroom with storage cupboard. Carpeted for comfort. Furnished with double bed, chest of drawers and bedside tables.

## Bedroom 2

10'6" x 11'2"

Large double bedroom, carpeted. Furnished with wardrobe and small drawer unit. Will be furnished with a bed.

## Ensuite

Modern ensuite bathroom. Complete with storage cupboard, P shape bath and white suite.



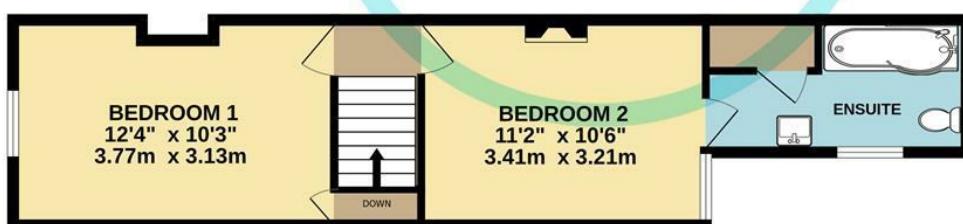
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GROUND FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.

**THINK**  
PROPERTY



TOTAL FLOOR AREA : 934 sq.ft. (86.8 sq.m.) approx.

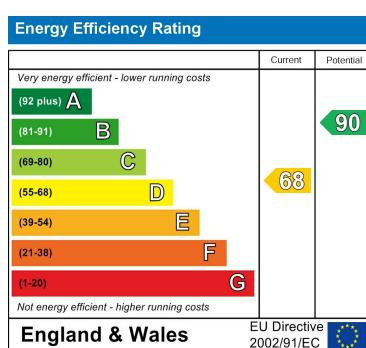
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Council Tax Band

B

Energy Performance Graph



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