

TO LET



House - Terraced (EPC Rating: C)

**JUNCTION ROAD,
NORWICH, NR3 2HP**

£1,100pcm

- Available immediately
- Newly refurbished
- Modern Finish
- Two Double bedrooms
- Two Reception Rooms
- Fully enclosed rear garden
- Close to local amenities and transport links
- Convenient location



3 Bedroom House - Terraced located in Norwich

Nestled on Junction Road in the charming city of Norwich, this delightful property offers a perfect blend of modern living and classic character. Built in 1900, the home has recently undergone a comprehensive refurbishment, ensuring that it meets the demands of contemporary life while retaining its unique charm.

Spanning an impressive 1,001 square feet, the property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The modern finish throughout enhances the appeal, making it an inviting space for families or professionals alike. With three well-proportioned bedrooms, including two generous-sized double bedrooms, there is plenty of room for everyone to enjoy their own space.

The bathroom has been thoughtfully designed to complement the overall modern aesthetic of the home. The convenient location further adds to the property's allure, placing you within easy reach of local amenities, schools, and transport links, making daily life a breeze.

This property is an excellent opportunity for those seeking a stylish and comfortable home in a vibrant area.

Living Room

11'6" x 11'5"

Freshly laid carpets, White walls, UPVC front door, UPVC double glazed window, double sockets, panel radiator, decorative fireplace.

Dining Room

11'6" x 11'6"

Freshly laid carpets, White walls, UPVC double glazed window, cupboard under stairs for storage, double sockets, panel radiator, decorative fireplace

Kitchen

9'0" x 6'5"

Fitted kitchen with space for fridge freezer and washing machine, Integrated Hob and Oven and over head extractor hood, double sockets, UPVC door leading to rear garden. White walls and newly laid tile flooring.

Bathroom

3 piece white suite, shower above bath, 2 UPVC double glazed windows. White walls and newly laid tile flooring.

Bedroom 1

11'6" x 11'6"

Newly laid carpet, white walls, double sockets, panel radiator, decorative fireplace, white UPVC window.

Bedroom 2

11'7" x 11'6"

Newly laid carpet, white walls, Storage cupboard with loft access, double sockets, panel radiator, decorative fireplace, White UPVC window. Leading off to bedroom 3.

Bedroom 3

9'0" x 6'4"

Leading off from Bedroom 2, Newly laid carpet, white walls, double sockets, panel radiator, White UPVC double glazed window.

Exterior

Rear garden laid to lawn, fully enclosed, Rear gate leading to rear passage.



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GROUND FLOOR
607 sq ft (56.3 sq m) approx.

1ST FLOOR
479 sq ft (44.2 sq m) approx.

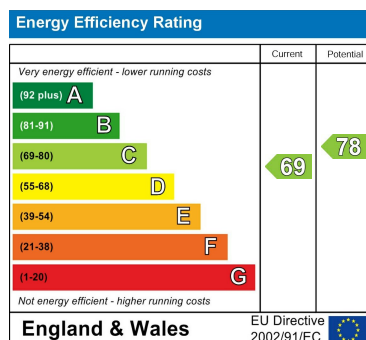


TOTAL FLOOR AREA: 1081 sq ft (100.4 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should be used as such for only prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Council Tax Band

B

Energy Performance Graph



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