



House - Terraced

# 72 DRAYTON HIGH ROAD, DRAYTON, NORWICH, NR8 6AG

Per Month

## £1,050 Per

### FEATURES

- AVAILABLE IMMEDIATELY
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- STUNNING MID TERRACE HOUSE
- MODERN FITTED KITCHEN
- REAR GARDEN
- DRIVEWAY WITH ELECTRIC CAR CHARGER
- LONG TERM AVAILABLE



# 2 Bedroom House - Terraced located in Norwich

**\*\* AVAILABLE IMMEDIATELY \*\*** Located in the highly sought after suburb of Drayton , this beautiful modern two-bedroom mid-terrace house offers a delightful blend of comfort and contemporary living. Upon entering, you are welcomed into a spacious dining room that flows seamlessly into the lounge, creating an inviting atmosphere perfect for both relaxation and entertaining. The modern kitchen, equipped with all the necessary amenities, completes the ground floor layout, making it a functional space for culinary enthusiasts.

The first floor boasts two generously sized double bedrooms, providing ample space for rest and personalisation. Notably, the bathroom is conveniently located off the main bedroom, enhancing the practicality of the home.

Outside, the property features a driveway that accommodates one vehicle, complete with an electric car charging point, catering to the needs of modern living. The rear garden is a true highlight, designed with tiered levels that include a shingle area and a raised decked seating space, ideal for enjoying sunny days or hosting gatherings with friends and family.

This property is particularly suited for longer-term tenants who appreciate a well-maintained home in a desirable location. With its blend of modern amenities and charming features, this mid-terrace house is a wonderful opportunity for those looking to settle in the vibrant community of Drayton.\*\*



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Council Tax Band**  
**B**

| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>81</b>               |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>64</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |

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