



**Sunny Hill | , Norwich, Norfolk, NR1 2ER**

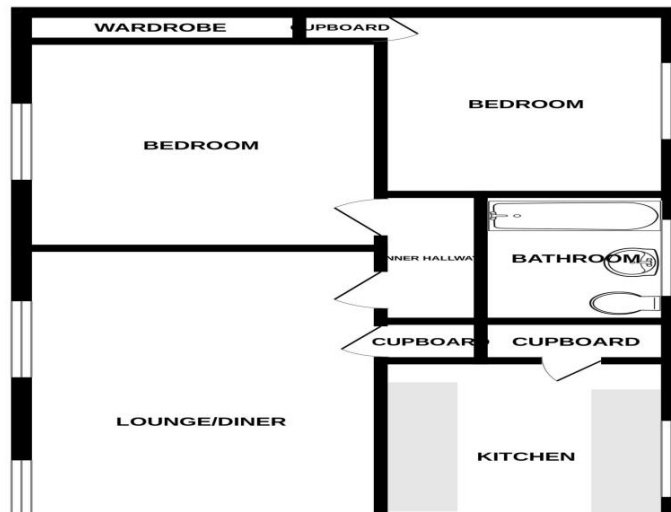
**£895 pcm**

**\*\*GILSON BAILEY\*\*** are delighted to offer this TWO BEDROOM, RECENTLY REDECORATED, FIRST FLOOR FLAT situated to the SOUTH of Norwich within walking distance to the City Centre and great access to both the TRAIN STATION and RIVERSIDE DEVELOPMENT. Accommodation comprising entrance hall, lounge/diner, kitchen, TWO DOUBLE BEDROOMS and bathroom. Outside there is a residents parking and communal garden. The flat benefits from UPVC double glazing, gas central heating and is in GOOD ORDER THROUGHOUT. Tax Band A, EPC C

Available From: Now



GROUND FLOOR



**Inner Hall (First Floor)**

Doors to Bedrooms One, Two and Bathroom.

**Kitchen (First Floor)**

2.62m ( 8'8") x 2.92m ( 9'7")

Fitted wall and base units with worktops over, sink and drainer, space for oven, washing machine and fridge freezer (all to be included ) UPVC double glazed window, door to cupboard housing gas boiler.

**Lounge/Diner (First Floor)**

5.73m ( 18'10") x 3.76m ( 12'5")

Two double glazed windows, two radiators, door to cupboard and Inner Hall.

**Accommodation Comprises**

Front door to:

**Outside**

Permit parking and communal gardens.

**Bathroom (First Floor)**

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted UPVC double glazed window.

**Bedroom One (First Floor)**

3.46m ( 11'5") x 3.07m ( 10'1")

UPVC Double glazed window, radiator, built in wardrobe.

**Bedroom Two (First Floor)**

2.90m ( 9'7") x 2.62m ( 8'8")

UPVC Double glazed window, radiator, cupboard.

**Entrance Hall (First Floor)**

Entrance Hall Doors to lounge/diner Kitchen and storage cupboard.

## Energy ratings

**Directions:** Take Ber St to Queens Rd, Turn right onto Queens Rd, Continue on Hall Rd. Drive to Stratford Cl