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Thoroughfare Yard | , Norwich, NR3 1LF

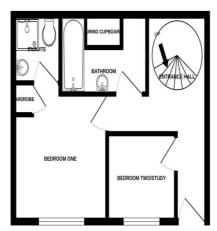
£950 pcm

MODERN INDIVIDUAL STYLE TWO BEDROOM CITY CENTRE TOWNHOUSE WHICH HAS WON AN AWARD IN ARCHITECTURE INTERNAL PHOTOS TO FOLLOW **Accommodation comprising hall, two bedrooms and bathroom on the ground floor with bedroom one having en-suite shower room and a SPIRAL STAIRCASE to the first floor. The first floor boasts a 20-foot open-plan light and airy lounge/kitchen/dining area. Outside is a communal lawned garden and communal outside bicycle shed. The property benefits from double glazed windows, underfloor heating to the ground floor and radiators on the first floor. Situated in the heart of the City of Norwich, within walking distance to the popular Tombland area with a selection of restaurants, bars, coffee shops, and close to the river and the city centre with its extensive shopping and lively nightlife. Tax Band B, EPC D **UNFURNISHED** FIRST FLOOR LOUNGE/KITCHEN /DINER**





GROUND FLOOR



Entrance Hall (Ground Floor)

Entrance Hall Doors to bedrooms one, two/study and bathroom, spiral staircase to first floor, power point with high ceilings to give a spacious feel.

First Floor (First Floor)

Open-plan Lounge/Kitchen/ Dining (First Floor)

4.80m (15'9") x 6.32m (20'9")

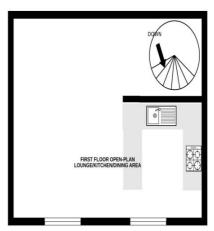
Two double glazed windows to front aspect, range of wall and base units, stainless steel single sink and drainer, stainless steel fitted oven and hob with tiled splashbacks, power points, slim line dishwasher, washing machine and space for free-standing fridge/freezer, two radiators, spotlights, loft hatch, telephone point, TV point.

Accommodation Comprises

Front door to:

Outside

Communal lawned gardens, communal outside storage.



1ST FLOOR

Bathroom (Ground Floor)

Three-piece suite comprising low level WC, hand wash basin and panelled bath, tiling, door to airing cupboard.

Bedroom One (Ground Floor)

2.91m (9'7") x 2.95m (9'9")

Double glazed window to front aspect, door to cupboard, power points. Door to:

Bedroom Two/Study (Ground Floor)

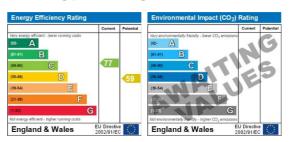
2.01m (6'8") x 2.19m (7'3")

Double glazed window to front aspect, power points.

En-suite Shower Room (Ground Floor)

Three-piece suite comprising low level WC, hand wash basin and corner tiled shower cubicle with glazed sliding door, extractor fan, spotlights.

Energy ratings



Directions: Head east on Prince of Wales Rd, Turn right onto St Vedast St, Slight right onto Rose Ln, Continue straight onto Market Ave, Turn right onto Agricultural Hall Plain, Keep left to continue on Upper King St, Continue onto Tombland, Continue onto Wensum St, Turn right onto Fishergate

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