



3 | Friar Tuck Road | Norwich | NR4 6DB

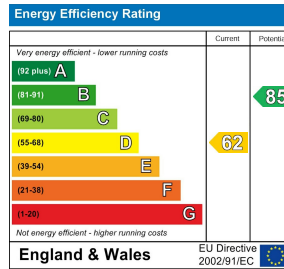
£1,300 PCM

 **BUTTERFLY**   
LETTINGS & PROPERTY MANAGEMENT





Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency. Plan produced using PlanUp.



## Description

This 3 bedroom semi detached house provides well proportioned accommodation, making it suitable for families or couples alike. On the ground floor, the entrance hall includes an understairs storage cupboard and leads into the kitchen. The lounge offers generous living space and opens into the conservatory, which provides access to the enclosed rear garden. A further storage room is located at the rear of the property.

Upstairs, there are three bedrooms of good size. The bathroom is fitted with a shower over the bath and is complemented by a separate WC. Externally, the property benefits from side and rear gardens, a storage shed, and off-road parking. Gas central heating and UPVC double glazing are installed throughout, and the property enjoys convenient access into the city centre. The property will be available from mid to late September.

## Key features

- 3 Bedroom semi detached house
- Conservatory leading to rear garden
- Separate rear lobby and storage room
- Family bathroom with shower over bath and separate WC
- Side garden and off-road parking
- Lounge/diner measuring 19'11" x 12'11" max
- Kitchen measuring 12'5" x 9'2"
- 3 Bedrooms off the landing
- Rear enclosed garden with storage shed
- Available Mid-End September

Council Tax Band & Local Authority: B, Norwich  
Deposit Required: £1,500

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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We are Butterfly Lettings LTD with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN