



## TWINEMAKERS ROW, NORWICH

### £1,150 PCM

Well presented two-bedroom, unfurnished property is quietly set back from Magdalen Street, offering peaceful living while remaining within easy walking distance of Norwich City Centre, the popular Riverside complex, independent cafés, shops, and excellent transport links.

- 2 Bedrooms
- Unfurnished
- Modern interior
- Low maintenance garden
- No parking
- Council Tax Band A

Well presented two-bedroom, unfurnished property is quietly set back from Magdalen Street, offering peaceful living while remaining within easy walking distance of Norwich City Centre, the popular Riverside complex, independent cafés, shops, and excellent transport links.

**Entrance Hall:**

A bright hallway with stairs to the first floor and doors leading to the lounge, kitchen, and convenient downstairs WC.

**Kitchen:**

Modern kitchen fitted with high-gloss grey wall and base units, wood-effect worktops, metro-tiled splashbacks, and tiled flooring. Integrated oven, hob, extractor fan, washing machine, and dishwasher are included. Dual-aspect windows flood the room with natural light.

**Lounge:**

Wood-effect flooring flows through this airy living space, centred around a charming wood-burning stove set within a recessed brick hearth. French doors open onto a private courtyard.

**Downstairs WC:**

Complete with a white hand basin, WC, heated towel rail, and vinyl flooring.

**First Floor Landing:**

Landing with loft access and doors to both bedrooms and the bathroom.

**Bedroom One:**

A generously sized double with wood flooring, built-in clothes rail, radiator, and a rear-aspect window overlooking the courtyard.

**Bedroom Two:**

A spacious second double bedroom featuring wood flooring, radiator, and dual-aspect windows to front and rear.

**Bathroom:**

Modern three-piece suite comprising a panelled bath with shower over, WC, and hand basin. Finished with white tiling, vinyl flooring and a heated towel rail.

Full gas central heating.

Available approximately Late August 2025

Norwich City Council Tax Band A ( £1,594.39 2025/26)

Viewings - Strictly by appointment with Kings & Co Lettings 01603 666689

References are undertaken and are subject to a minimum 3 day turnaround. The tenancy will not commence until we have received satisfactory references.

All adults wishing to live at the property will be named on the Tenancy Agreement. The Tenancy Agreement will provide for all persons under the tenancy to be joint and severally liable for the covenants contained therein.

We endeavour to make our property details accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective renters only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Council Tax Band: A (Norwich City Council)

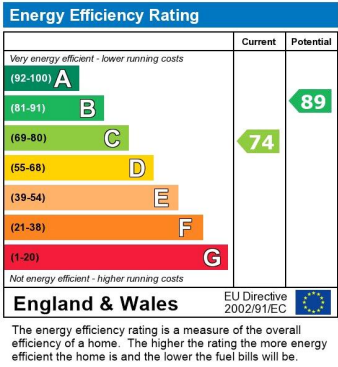
Deposit: £1,260

Holding Deposit: £250

Garden details: Private Garden







Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.