



## LAWSON ROAD, NORWICH, NR3

### £1,200 PCM

Unfurnished, three bedroom semi detached house is located in the north city area of Norwich. This property benefits from regular bus services heading in and out of Norwich providing good transport links while also being within walking distance to the City Centre.

- Gas Central Heating
- 3 Bed Semi
- Unfurnished
- Lounge/diner
- Kitchen with appliances
- Shower room and separate wc
- Permit parking
- Low maintenance garden

Unfurnished, three bedroom semi detached house is located in the north city area of Norwich. This property benefits from regular bus services heading in and out of Norwich providing good transport links while also being within walking distance to the City Centre.

This property comprises of:-

Front enclosed garden leading to the entrance porch into hallway with all doors leading off to all rooms and stairs to first floor with plenty of storage space.

Spacious, modern lounge with grey wood effect flooring. Window to rear aspect. French doors leading out to the rear enclosed, low maintenance garden.

Following through from the lounge is the kitchen which is fitted with a range of wood effect wall and base units, free standing fridge/freezer, under counter washing machine and a built in electric oven and gas hob.

On the first floor, all rooms are off of the landing. There are two decent-sized storage cupboards.

Bedroom one with window to rear aspect, fitted carpet, radiator

Bedroom two with window to rear aspect, fitted carpet, radiator

Bedroom three with window to front aspect, fitted carpet, radiator

Shower room with double walk in shower cubicle, hand wash basin, window to front aspect

Separate wc with window to front aspect

Full gas central heating and double glazing throughout

Parking available for residents in resident carpark, please see Norwich City Council website for further details.

Available approximately end August 2025

Broadland District Council Tax Band B (£1,860.13 25/26)

Sorry no pets or students

Viewings - strictly by appointment with Kings & Co Lettings

References are undertaken by an external referencing agency and are subject to a minimum of 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: B (Norwich City Council)

Deposit: £1,380

Holding Deposit: £275

Garden details: Private Garden

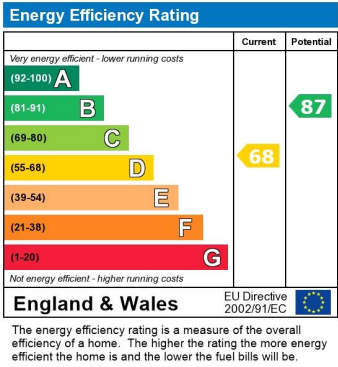
Electricity supply: Mains

Water supply: Mains

Sewerage: Mains







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.