



SYCAMORE CRESCENT, NORWICH, NR2

£900 PCM

Two double bedroom, unfurnished first floor flat situated close to the University of East Anglia with easy access to Norwich city centre.

- 2 Double Bedrooms
- First Floor Flat
- Unfurnished
- Gas Central Heating
- EPC - C

Two double bedroom, unfurnished first floor flat situated close to the University of East Anglia with easy access to Norwich city centre.

This property comprises of:-

Entrance Hall

Private entrance hallway with stairs leading to the first floor. Tiled flooring with white walls, creating a neutral entrance space.

Lounge

Bright and spacious lounge with dual aspect windows allowing plenty of natural light. Fitted with a dark beige carpet and white painted walls.

Kitchen

Modern fitted kitchen including a range of wall and base units with wooden worktops. Finished with red and beige tiled splashbacks, ceramic floor tiles, and beige painted walls. Integrated oven, hob, and extractor fan included.

Bedroom One

A generously sized double bedroom featuring built-in storage. Fitted with grey carpet and white painted walls, with a window to the front aspect.

Bedroom Two

Second double bedroom with a window to the rear aspect. Fitted with dark beige carpet and white painted walls.

Bathroom

Fitted with a three-piece suite comprising a panelled bath with a shower over, WC, and hand basin. Finished with tiled walls and light wood-effect vinyl flooring.

Exterior

Private rear garden laid to lawn with access to a brick-built storage shed.

On-street parking is available.

Available to let approximately Mid-Late September 2026

Norwich City Council Tax Band A (£1,668.95- 2026/27)

EPC = C

The rent does not include payment to service providers in respect of utilities, communication services, TV licence and council tax.

For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker

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: Band A (Norwich City Council)

Deposit: £1,035

Holding Deposit: £205

Parking options: On Street

Garden details: Enclosed Garden, Private Garden, Rear Garden

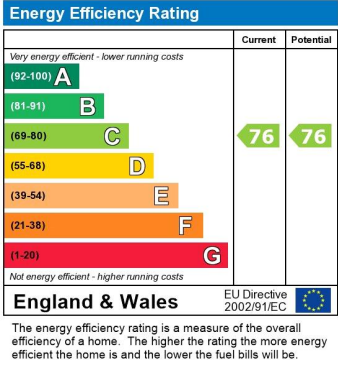
Electricity supply: Mains

Heating: Gas 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.