



**Bishy Barnebee Way**  
**Norwich**

**£1,200 PCM**

A well presented 3 storey semi detached house comprising Lounge, Kitchen, 3 Bedrooms, Bathroom, En-suite Shower Room, Separate WC, Enclosed Rear Garden, Garage & Off Road Parking. Ideally located for UEA & NNUH. Unfurnished & available May. Call Henleys to view.



- Three Storey Semi-Detached House • Lounge • Kitchen • Three Bedrooms • Bathroom, En-suite & Separate WC

Located within the Three Score are of Norwich this property is ideally located for University of East Anglia, Norfolk and Norwich University Hospital, John Innes Centre and A47.

### ENTRANCE HALL

Carpeted flooring, under stairs storage cupboard, stairs rising to the first floor, doors to Kitchen, Lounge and WC.

### KITCHEN

uPVC double glazed window to the front aspect, range of base and wall mounted units set beneath roll edge work surfaces, inset stainless steel sink and drainer unit with mixer tap over, space and plumbing for washing machine, inset gas hob with concealed extractor hood over, built in electric oven, space for under counter fridge, tiled splash backs, tiled flooring, wall mounted gas fired radiator heating, wall mounted gas fired boiler.

### LOUNGE

Currently being used as a Dining Room. Full length uPVC double glazed windows to the rear aspect either side of the uPVC double glazed French Doors to garden, wall mounted gas fired radiator, newly fitted carpet, artex to the ceiling.

### WC

White close coupled WC, white wall mounted wash hand basin, tiled splash backs.

### STAIRS AND LANDING

Carpeted flooring, stairs rising from the ground floor, doors to Bedrooms, 2, 3 and Bathroom, stairs rising to second floor.

### BEDROOM 2

Double bedroom currently being used as a Lounge. uPVC double glazed windows to the rear aspect, built in wardrobe with bi-folding doors, wall mounted gas fired radiator, TV aerial point, carpeted flooring, artex to the ceiling.



### BATHROOM

Obscure uPVC double glazed window to the side aspect, panel sided bath, pedestal wash hand basin, close coupled dual flush WC, wall mounted gas fired radiator, tiled splash backs, vinyl type flooring.

### BEDROOM 3

uPVC double glazed window to the front aspect, built in wardrobe with bi-folding doors, wall mounted gas fired radiator, carpeted flooring.

### SECOND FLOOR STAIRS AND LANDING

Carpeted flooring, stairs rising from the first floor, doors to Airing Cupboard and Bedroom 1.

### BEDROOM 1

uPVC double glazed window to the front aspect, wall mounted gas fired radiator, built in wardrobe with bi-folding doors, newly fitted carpet, hatch to loft space, door to En-suite.

### ENSUITE

Obscure uPVC double glazed window to the rear aspect, corner shower cubicle, pedestal wash hand basin, close coupled dual flush WC, wall mounted gas fired radiator, wood effect laminate flooring, tiled splash backs.

### OUTSIDE

To the rear of the property is an enclosed garden mainly laid to lawn with a shingle area.

To the front of the property is a single garage with off road parking for one car in front, a path with steps lead to the front entrance door with a small grassed garden to the side. A further path leads to the side of the property providing access to the rear garden.





- Enclosed Rear Garden • Garage & Off Road Parking • Gas Central Heating • Unfurnished & Available May 2024 • Call Henleys to view

### RESTRICTIONS

Tenants who smoke or who have pets and who are students cannot be considered for a tenancy at this property.

### UTILITIES

Mains electricity, gas, water and sewerage connected.

### MOBILE & BROADBAND COVERAGE

Ultrafast broadband available. Very good mobile service indoors and outdoors. For further information on networks and providers please visit <https://checker.ofcom.org.uk/>.

### FEES & DEPOSITS

There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £276.92 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£923.08) along with the deposit of £1,384.61 on the first day of the tenancy.

Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

Henleys are a member of The Property Ombudsman and are part of the Propertymark Client Money Protection Scheme.





GROUND FLOOR  
APPROX. FLOOR  
AREA 302 SQ.FT.  
(28.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 302 SQ.FT.  
(28.1 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 171 SQ.FT.  
(15.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 776 SQ.FT. (72.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>	<b>76</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements