

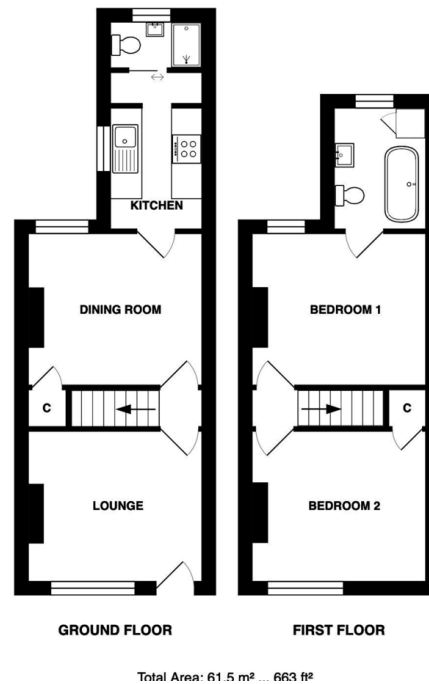
We Are Here To Help

If your interest in this property is dependent on anything about the property or its surroundings which are not referred to in these lettings particulars, please contact us before viewing and we will do our best to answer any questions you may have.

Directions

Standing outside Thorns on Exchange Street, opposite Jarrolds department store in the centre of Norwich, turn left onto Lobster Lane which leads into Pottergate and follow this road virtually to the end, Copeman Street is a cul de sac on the left hand side. Number 15 is situated on the left.

Floor Plan



Data Protection Act

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home for rent

15 Copeman Street
Norwich, NR2 1HH

£800 pcm

Plus fees

An immaculately presented two bedroom terraced property in a convenient city centre location. Comprising two reception rooms, modern kitchen two double bedrooms and an upstairs and downstairs bathroom.

Viewing strictly by
prior arrangement
with the agents

- Modern Kitchen with White Goods • Two Reception Rooms
- Downstairs Shower Room • Two Double Bedrooms • En-Suite Bathroom
- Rear Garden • Convenient City Centre Location • EPC: D

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Regulated by RICS



Location

Situated towards the Grapes Hill end of Pottergate and very close to Upper St Giles Street, which is served by a good range of local shops, a good quality restaurant and delicatessen.

Norwich City Centre is only a quarter of a mile away with its daily market, two indoor malls and excellent range of other shops and stores, along with a rich variety of bars, coffee shops and restaurants, a choice of theatres and cinemas, museums and historical buildings.

Description

An attractive mid terraced two bedroom property. The property is situated on Copeman Street, a desirable city centre location. The property benefits from a good size lounge and dining room, modern fitted kitchen along with downstairs bathroom with shower and upstairs there are two double bedrooms with a bathroom.

The accommodation comprises:

Entrance via a wooden door to:

Living Room

10' 0" x 9' 0" (3.05m x 2.74m) Front aspect single glazed sash style window, feature fireplace and surround, built-in shelving units, wooden flooring, radiator and door leading to:

Dining Room

10' 0" x 10' 0" (3.05m x 3.05m) Rear aspect sash style window, decorative feature wallpaper, wooden flooring, radiator, understairs cupboard and door leading to:

Kitchen

8' 0" x 6' 0" (2.44m x 1.83m) An attractive modern fitted kitchen comprising of base and wall units, wood effect work surface, integrated gas hob and oven, free standing Bosch fridge freezer, stainless steel sink and drainer, side aspect sash style window, wooden door leading to garden and archway leading to:

Utility Area

Boiler, Bosch washing machine and washer dryer. Door leading to:

Downstairs Bathroom

White three piece suite comprising of WC, shower unit with mixer shower and wash basin, rear aspect window with concealed glass, tiled surround, tiled floor and radiator.

First Floor

Master Bedroom

10' 0" x 10' 0" (3.05m x 3.05m) Rear aspect sash style window, ornamental fireplace, newly fitted carpet, gas radiator and door leading to:

En-suite

Three piece suite comprising of WC, bath with mixer tap and wash hand basin, tiles surrounding bath and wash basin, wood effect laminate floor, rear aspect sash window with obscured glass and door leading to small storage cupboard.

Bedroom 2

10' 0" x 10' 0" (3.05m x 3.05m) Ornamental fireplace, newly fitted carpet, radiator, front aspect sash style window and door leading to over stairs storage cupboard.

Outside

To the rear of the property there is a good sized garden made up of a small patio area followed by a shingled area. There is a right of access in the rear garden to a passage to the front garden. The front of the property leads directly onto Copeman Street where permit parking is available via the Council.

Services

All mains services are available.

EPC Rating

The Energy Rating for this property is D. A full Energy Performance Certificate available on request.

Local Authority/Council Tax

Norwich City Council, City Hall, St Peter's Street, Norwich, NR2 1NH
Tel: 0344 980 3333
Tax Band: B

Agents Note

One weeks rent will be taken as a holding deposit, £184.61. This is to reserve a property. Please Note: This will be withheld if any relevant person (including guarantor(s)) withdraw from the tenancy, fail a right to rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing).

The deposit for this property will be £923.07. Tenants are reminded that they are responsible for arranging their own contents insurance. The tenancy is exclusive of all other outgoings, therefore tenants must pay all bills incurred throughout the tenancy period.