

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.

Floor Plan



Total Area: 52.1 m² ... 561 ft²
All measurements are approximate and for display purposes only

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Directions

Leave Norwich following the Ipswich Road, when you reach the Tesco Superstore turn right onto the B1113 and continue until you reach Mulbarton. Drive through Mulbarton then turn left at the roundabout onto Cuckoofield Lane then take a right onto Bromedale Avenue. Take the next right onto Ryefield Road then follow the road round.



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We are open
Monday – Friday 9am to 5.30pm
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DRAFT DETAILS AWAITING LANDLORD APPROVAL



home for rent

£750 pcm
Plus fees

39 Ryefield Road
Mulbarton, Norwich, NR14 8FD

A modern two bedroom fully furnished apartment with allocated parking space, situated in a desirable South Norfolk location.

- Fully Furnished
- Modern Kitchen
- Top Floor Apartment
- Family Bathroom
- Allocated Parking Space
- Secure Phone Entry System

Viewing strictly by prior arrangement with the agents

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Regulated by RICS



Location

Ryefield Road is situated in the South Norfolk village of Mulbarton, which is serviced by pubs, cafes and convenience stores. There is a bus connection to the city of Norwich, a cathedral city with plenty of pubs and shops.

Description

Built by the Norfolk homes developer, Hopkins Homes, this top floor two bedroom furnished apartment is located within the popular South Norfolk village of Mulbarton. In brief the property comprises a communal entrance hall with stairway leading to the individual apartments with secure phone entry system, an open plan sitting room/kitchen, two generous bedrooms and family bathroom. The property is offered fully furnished and is available early May 2021.

The accommodation comprises:

Communal Entrance Hall

Secure phone entry system with carpet flooring and stairs leading to the individual apartments.

Entrance Hall

Carpet flooring, doors leading to each room, airing cupboard, storage cupboard.

Sitting Room

14' 9" x 10' 0" (4.5m x 3.05m) Carpet flooring, window to rear aspect. Open archway leading to:

Kitchen

8' 5" x 7' 6" (2.57m x 2.29m) An array of modern base and wall mounted units with roll top work surfaces over and inset stainless steel sink with draining board & tiled splashback. Integrated electric oven, hob and extractor with free-standing washing machine & fridge-freezer included.

Bedroom 1

14' 0" x 9' 3" (4.27m x 2.82m) A spacious double bedroom with carpet flooring, window to front aspect, range of oak effect furniture.

Bedroom 2

9' 10" x 8' 8" (3m x 2.64m) A versatile space, currently used as an office with carpet flooring and window to front aspect.

Family Bathroom

8' 0.5" x 5' 10" (2.44m x 1.78m) A three piece white suite comprising of WC, wash hand basin and panelled bath with shower over. Electric towel heater and carpet flooring.

Outside

The property benefits from an allocated parking space within a communal car park in addition to on-road parking.

Agents Note

The bath is not operational and will not be throughout the tenancy. There is simply a shower over the bath.

Services

Mains water and electric.

Local Authority/Council Tax

South Norfolk Council, South Norfolk House, Cygnet Court, Long Stratton, Norwich, NR15 2XE.
Telephone: 01508 533701
Council Tax Band: A

EPC Rating

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

Assured shorthold tenancy for an initial period of six or twelve months with a view to continuing thereafter on a monthly basis.

Important Agent Note

One weeks rent will be taken as a holding deposit, £173.07. 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 £865.38. 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.