



12 Mulberry Court, Taverham, Norwich, NR8 6YJ

£850 Per Calendar Month

- Modern End Town House
- Double Aspect Lounge
- First Floor Double Bedroom
- Gas Central Heating & Double Glazing
- Popular Location Close To Wide Ranging Amenities
- Delightful Part Wooded Location
- Kitchen With Appliances
- Bathroom With Over Bath Shower
- Parking & Garden Area

12 Mulberry Court, Norwich NR8 6YJ

Enjoying a delightful part wooded location in Mulberry Court, Taverham, this modern end-terrace house presents an excellent opportunity for those seeking a comfortable and convenient living space. The property features a well-proportioned double aspect reception room off which is a kitchen with appliances.

On the first floor is a double bedroom with access to the bathroom which has an over bath shower.

One of the notable advantages of this property is the dedicated parking space for one vehicle, providing ease and convenience in this desirable location.



Council Tax Band: B



Taverham is known for its friendly community atmosphere and the property is conveniently situated near wide ranging amenities including schools, shops, garden centre, golf club and regular public transport to the City. The Norwich Northern Distributor Road is nearby providing good access around the City and to other major road links.

EPC Rating C. Council Tax Band B - Broadland Council

LOUNGE

14'4" x 8'9"

UPVC part glazed entrance door to this double aspect room with laminate flooring, 2 radiators, 2 double glazed windows and stairs to first floor with walk in cupboard under. Arch to kitchen.

KITCHEN

7'10" x 5'11"

Range of modern base and wall units, ample work surfaces and inset sink. Wall hung gas fired boiler for central heating and domestic hot water, tiled floor, double glazed window. Freestanding electric cooker, washing machine and under counter fridge.

FIRST FLOOR BEDROOM

14'4" x 7'11" plus recess

Fitted carpet (to be replaced), radiator and 2 double glazed windows. Built in cupboard with radiator. Door to bathroom.

BATHROOM

White suite including bath with shower over, wash basin and WC. Radiator and double glazed window.

OUTSIDE

The property enjoys a part wooded aspect and has outside space adjoining. Allocated parking space.

TENANTS NOTE

The deposit for this property is £980.

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All main services available or connected. For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker (www.checker.ofcom.org.uk/en-gb/mobile-coverage or www.checker.ofcom.org.uk/en-gb/broadband-coverage)

Please be aware that marketing photographs for this property may have been taken using a wide angle

lens and may also have been taken before the current tenancy started. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoings, therefore tenants will be required to pay all utility bills generated throughout the tenancy period.

Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.

The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £196.15. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.



Viewings

Viewings by arrangement only. Call 01603 216812 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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 are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

