



## 18 Thomas Wyatt Close, Norwich, Norfolk, NR2 2TB

£1,495 Per Calendar Month

- 3 Storey Town House
- First Floor Lounge / Diner With Balcony
- Ensuite & Family Bathroom
- Courtyard Garden
- Garage and Parking
- Entrance Hall and Cloakroom
- First Floor Fitted Kitchen / Breakfast & Utility Room
- 3 Bedrooms
- Gas Central Heating & Double Glazing
- Favoured Location Within Walking Distance of The City Centre



# 18 Thomas Wyatt Close, Norwich NR2 2TB

Situated in this highly sought after location just off Newmarket Road and Brunswick Road and forming part of the prestigious development and former site of the former Norfolk & Norwich Hospital, this 3 storey townhouse is within WALKING DISTANCE OF CITY CENTRE and has well presented accommodation including a Hall entrance, cloakroom, first floor fitted kitchen / breakfast room and lounge / dining room with balcony. There are 3 BEDROOMS, an EN SUITE & family bathroom. GARAGE and parking to the front.

 3  2  2  C

Council Tax Band: D



The integral garage has an electric up and over door, whilst to the rear is an enclosed low maintenance courtyard garden.

Situated in the favoured Golden Triangle, the city centre and full range of shops, restaurants, theatre are all within comfortable walking distance. The property also enjoys ease of access out of the city and onto the ring road, southern bypass and A11 for those commuting. The UEA, John Innes Institute and Norwich & Norfolk University Hospital are all easily accessible.

EPC Rating C. Council Tax Band D.

### **ENTRANCE HALL**

Entrance door, laminate flooring and radiator. Door to garage. Stairs to first floor with cupboard under.

### **CLOAKROOM**

Wash basin and WC

### **BEDROOM**

8'4" x 9'2"

Fitted carpet, radiator and UPVC French doors to garden. Built in cupboards.

### **UTILITY ROOM**

Worktop with inset sink. Base cupboards. Washing machine. Radiator, vinyl flooring and door to rear garden.

### **FIRST FLOOR LANDING**

Fitted carpet, radiator and stairs to second floor.

### **LOUNGE**

15'5" x 9'11"

A delightful room with fitted carpet, radiator and French door to small balcony and further UPVC double glazed window. Large archway to dining room.

### **DINING ROOM**

8'7" x 7'1"

Fitted carpet and radiator. Double doors to kitchen.

### **KITCHEN/BREAKFAST ROOM**

15'4" x 11'2"

An L shaped room.

The kitchen area has a comprehensive range of base and wall units along with ample worksurfaces. There is an inset sink and integrated appliances including a larger fridge/freezer, hob and oven and dishwasher.

The breakfast area has a radiator, UPVC double glazed window and door to landing.

### **SECOND FLOOR LANDING**

Fitted carpet and built in boiler cupboard.

### **BEDROOM**

13'6" x 9'11"

Fitted carpet, radiator and two UPVC double glazed windows. two double built in wardrobes. Door to ensuite.

### **ENSUITE**

Shower cubicle, wash basin and WC.

### **BEDROOM**

11'1" x 8'7"

Fitted carpet, radiator and UPVC double glazed window. Built in wardrobe.

### **BATHROOM**

Bath with shower attachment, wash basin and WC. Radiator and UPVC double glazed window.

### **GARAGE**

Integral garage with electric up and over door and door to the house.

There is a paved parking space in front of the garage.

### **GARDEN**

To the rear of the house is an enclosed garden designed for ease of maintenance with patio and shingled area.

### **TENANTS NOTE**

The deposit for this property is £1725.00

EPC Rating C. Council Tax Band D - Norwich City Council.

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](http://www.checker.ofcom.org.uk/en-gb/mobile-coverage) OR [www.checker.ofcom.org.uk/en-gb/broadband-coverage](http://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. 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 £368.07. 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) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</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 



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.



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