



TO LET

£1,100 PER CALENDAR MONTH

Meadow Way, Hellesdon, NR6 6XX

Arnolds | Keys



THE PROPERTY

133B Meadow Way, Hellesdon, NR6 6XX

Modern semi detached house enjoying a convenient location with aspects over playing fields to front and rear. The property benefits from gas central heating, uPVC double glazing, off road parking and a pleasant, good size enclosed rear garden. The accommodation includes a lounge / diner, kitchen with direct access to the rear garden whilst on the first floor are the 2 bedrooms and bathroom.

Hellesdon is a popular suburb to the north of the City centre with an excellent range of amenities including shops, schools for all ages and regular public transport. Norwich International Airport is nearby with regular flights to many European destinations with onward connections.

EPC Rating C. Council Tax Band B.



A modern two-bedroom semi-detached home with open views over playing fields and a generous rear garden, ideally located close to Hellesdon's excellent amenities.



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1



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B



C

THE DETAILS

Property Details

ENTRANCE LOBBY

UPVC entrance door.

LOUNGE / DINER

Fitted carpet, radiator, UPVC double glazed window and stairs to first floor. Door to kitchen.

KITCHEN

Range of base units with ample worktops and inset sink. Radiator, gas fired boiler, UPVC double glazed window and UPVC door to rear garden.

FIRST FLOOR LANDING

Fitted carpet.

BEDROOM

Fitted carpet, radiator and UPVC double glazed window.

BEDROOM

Fitted carpet, radiator and UPVC double glazed window.

BATHROOM

Suite comprising bath with shower over, wash basin and WC. Radiator and UPVC double glazed window.

OUTSIDE

Open plan front garden and drive for off road parking.

Good size rear garden enclosed and laid to lawn.

TENANTS NOTE

The deposit for this property is £1269.

EPC Rating C. Council Tax Band B - Broadland 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 OR www.checker.ofcom.org.uk/en-gb/broadband-coverage)

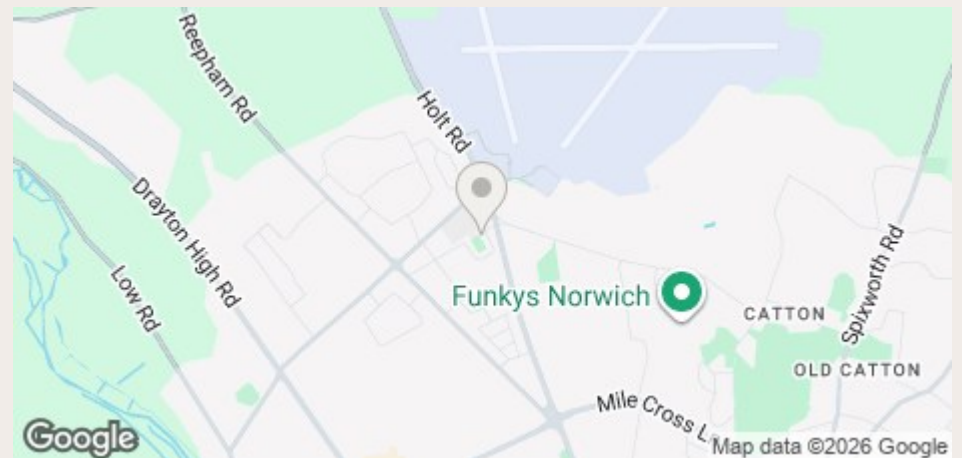
Please be aware that marketing photographs for this property may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing. These marketing photos may have been taken from a previous tenancy and may not reflect the current order.

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 £253.84. 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.



Location

Hellesdon is a popular suburb to the north of the City centre with an excellent range of amenities including shops, schools for all ages and regular public transport.



Contact Us

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	80
England & Wales	EU Directive 2002/91/EC	