



TO LET

£1,195 PER CALENDAR MONTH

Highland Road, Norwich, NR2 3NW

Arnolds | Keys



THE PROPERTY

67 Highland Road, Norwich, NR2 3NW

A delightful traditional 3 bedroom terrace house situated on this desirable tree lined road and on the edge of the popular Golden Triangle area of Norwich. The accommodation includes a bay fronted sitting room, separate dining room, fitted kitchen and ground floor bathroom with shower over bath. There is a useful rear porch leading to the garden. On the first floor are 2 double bedrooms with the 3rd bedroom off the second. There is a good size easy to maintain bisected rear garden.

The property benefits from double glazing and gas central heating. Permit parking operates in the area.

Situated on the edge of the ever-popular Golden Triangle and within walking distance to restaurants, bars, coffee shops and with good access to the University of East Anglia, Norfolk & Norwich University Hospital and Norwich City centre itself via regular public transport which operates in the area.

EPC Rating D. Council Tax Band B.



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THE DETAILS

Property Details

BAY FRONTED SITTING ROOM

UPVC entrance door, laminate flooring, fitted gas fire, moulded cornice, ceiling rose, radiator and uPVC double glazed bay window.

INNER HALL

Radiator and stairs to first floor.

DINING ROOM

uPVC double glazed window, radiator, laminate flooring, under stair cupboard and opening to kitchen.

KITCHEN

A well fitted kitchen with a good range of base and wall units. Laminate flooring, radiator, uPVC double glazed window and door to rear porch.

LOBBY

GROUND FLOOR BATHROOM

Bath with shower over, wash basin and WC.

FIRST FLOOR LANDING

BEDROOM

Fitted carpet, radiator, uPVC double glazed window and built in cupboard.

BEDROOM

Fitted carpet, radiator, uPVC double glazed window and door to bedroom 3.

BEDROOM 3

Fitted carpet, radiator, uPVC double glazed window

GARDEN

There is a small garden area to the front.

To the rear is a bisected garden designed for ease of maintenance laid mainly to paving.

TENANTS NOTE

The deposit for this property is £1378.

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

All main services available or connected. For an indication of specific speeds and supply or coverage in the area for broadband and mobile signal/coverage, we recommend referring to the Ofcom checker.

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.

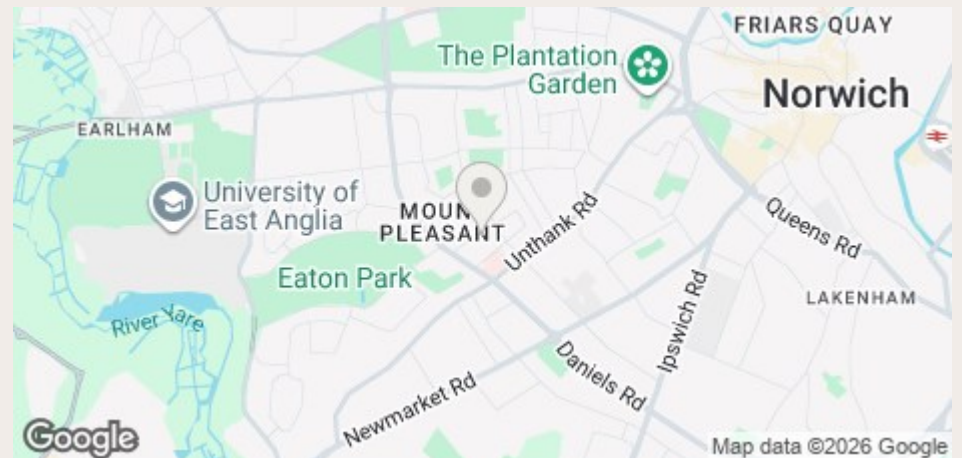
Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

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 £275.76. 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



Location



Contact Us

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC