



TO LET

£1,150 PER CALENDAR MONTH

Grove Road, Norwich, NR1 3RH

Arnolds | Keys



THE PROPERTY

44 Grove Road, Norwich, NR1 3RH

A charming Georgian-style 3 storey townhouse, ideally situated in a highly sought-after location within walking distance of Norwich city centre and a wide range of local amenities. Retaining many attractive period features, the property offers spacious and versatile accommodation throughout.

The ground floor comprises a generous open-plan lounge/dining room, a modern fitted kitchen, and a useful basement providing excellent storage. To the first floor are 2 well-proportioned bedrooms and a spacious family bathroom, whilst the second floor features a large attic room which can be utilised as a third bedroom, home office, or additional living space.

Further benefits include gas central heating, partial UPVC double glazing, and an enclosed rear courtyard, providing a low-maintenance outdoor area.



This characterful home offers an excellent blend of period charm and modern convenience in a prime city location.



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THE DETAILS

Property Details

HALL ENTRANCE

Fitted carpet, radiator and stairs to first floor.

LOUNGE/DINER

Open plan room with UPVC French doors to the rear courtyard and UPVC window to the front elevation. 3 radiators and two decorative brick fire places. Stripped pine door to basement and stripped pine door to kitchen.

KITCHEN

Beech effect wall and base units. Electric oven. Radiator and wall hung gas fired boiler. Tiled floor, UPVC window and UPVC door to courtyard.

BASEMENT

Useful storage area or wine cellar.

FIRST FLOOR LANDING

Fitted carpet, door to stairs to second floor and door to built in under stair cupboard. Stripped pine door to bedroom.

BEDROOM ONE

A large double bedroom with fitted carpet, feature fireplace, radiator and UPVC window.

BEDROOM TWO

A double bedroom with fitted carpet, radiator and UPVC window. Feature fireplace.

BATHROOM

A large bathroom with panelled bath and shower attachment, wash basin and WC. UPVC window, radiator and built in cupboard.

ATTIC ROOM / BEDROOM

The attic room is on the second floor and is accessed by a steep and narrow wooden staircase. Fitted carpet UPVC window and part pitched ceilings.

OUTSIDE

Small rear courtyard suitable for bike storage. On road permit parking.

TENANTS NOTE

The deposit for this property is £1,326.

EPC Rating C. Council Tax Band C - 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. 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 £265.38. 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

The property enjoys a convenient location just a short distance from Norwich city centre, local amenities, and excellent transport links. Offering comfortable living accommodation in a sought-after residential area, the property is ideally suited to professionals, couples, and families alike.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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	69	
(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	