

Arnolds | Keys



62 Avocet Rise, Sprowston, Norwich, NR7 8ES

£1,400 Per Calendar Month

- 4 Bedroom Detached House
- Living Room and Separate Office / Study
- Utility Room
- Enclosed Rear Garden
- EPC Rating: B
- Popular Suburb With Wide Ranging Amenities
- Large Fitted Kitchen / Diner With Direct Access To The Rear Garden
- Family Bathroom and Ensuite Shower Room
- Garage

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62 Avocet Rise, Norwich NR7 8ES

4 BEDROOM DETACHED HOUSE set in the popular suburb of Sprowston. Accommodation includes a living Room with coal effect electric fire, office / study, spacious fitted kitchen / diner with access to the rear garden, utility room and cloakroom. On the first floor are 2 double bedrooms and 2 single bedrooms, a family bathroom and ensuite shower room. The property benefits from gas central heating and double glazing.



Council Tax Band: E



There is a small front garden and enclosed rear garden.

There is a garage with and a driveway offering parking for two cars in tandem.

Sprowston is a popular suburb of Norwich situated to the north of the city centre. It offers a comprehensive range of amenities including shops, schools for all ages, recreational facilities and regular public transport to the city.

The landlord of this property is unable to offer a long term let - for further details of the tenancy please enquire of the agent.

EPC Rating: B - Council Tax Band: E - Broadland District Council

Entrance Hall

3'9" x 15'8" (max)

Stairs to 1st floor. Telephone socket. Double electric socket. Radiator.

Living Room

12'2" x 15'4"

Telephone socket. Five double electric sockets. Two radiators. Coal effect electric fire. TV Socket. Fitted carpet.

Kitchen/Dining Room

29'3" x 10'4"

Tiled Floor. Seven double electric sockets. Radiator. Telephone socket. Patio Doors leading out to the rear garden. Three single electric sockets. Space for a washing machine and a fridge. Range of cream fitted kitchen units with laminate work surface. Cooker socket. TV socket.

Utility Room

7'4" x 5'4"

Tiled Floor. Double electric socket. Single electric socket. Fitted cupboard with laminate work surface over. Radiator.

Cloakroom

5'4" x 4'1"

Vinyl floor. White low level wc and pedestal wash basin. Chrome effect toilet roll holder. Chrome effect towel holder.

Office / Study

9'9" x 9'8"

Three double electric sockets. TV socket and telephone socket. Shelving. Radiator. Fitted carpet.

Landing

Double electric socket. Radiator. Airing Cupboard. Fitted carpet.

Bedroom 1

12'0" x 12'2"

TV socket. Three double electric sockets. Radiator. Telephone socket. Fitted wardrobe. Fitted carpet.

Ensuite Shower Room

5'10" (max) x 6'11"

Vinyl floor. Chrome effect towel holder. White pedestal wash basin and low level w/c. Shavers socket. Mirror. Shower cubicle with mains shower. Radiator. Chrome effect toilet roll holder.

Bedroom 2

9'1" x 11'7"

TV socket. Three double electric sockets. Telephone socket. Radiator. Built in Wardrobe. Fitted carpet.

Bathroom

6'11" x 8'0"

Vinyl floor. Shower cubicle with mains shower. Radiator. Chrome effect toilet roll holder. Shavers socket. White pedestal wash basin, low level w/c and bath. Chrome effect towel holder.

Bedroom 3

10'5" x 9'2"

Two double electric sockets. TV socket. Telephone Socket. Radiator. Built in wardrobe. Fitted carpet.

Bedroom 4

10'8" x 10'11"

Built in wardrobe. Three double electric sockets. Telephone socket. Radiator. TV socket. Fitted carpet.

Garage / Garden

There is a small garden area to the front and an enclosed garden to the rear with lawn and patio.

A driveway provides parking and leads to a single garage.

Tenants Note

The deposit for this property is £1615.

EPC Rating B. Council Tax Band E - Broadland District 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 the marketing photographs for this property may have been taken before the start of the last tenancy and 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 £323.07. 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 620551 to make an appointment.

EPC Rating:

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 93 |
| (81-91) B | | 84 | |
| (69-80) C | | | |
| (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 Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.

