



115 Northcote Road, Norwich, NR3 4QE

£1,100 Per Calendar Month

- Newly Redecorated
- Sitting Room
- Fitted Kitchen with Electric Oven and Hob
- Small Front Garden and Rear Yard with a Shed
- EPC Rating: B
- Two double bedrooms and single bedroom off the 2nd bedroom
- Dining Room
- Bathroom
- New Solar Panels
- Council Tax Band: A

115 Northcote Road, Norwich NR3 4QE

A NEWLY REDECORATED three bedroom unfurnished house.

Located within easy access of the city centre between Silver Road and Sprowston Road this property is available immediately.

The accommodation includes a sitting room, dining room with understairs cupboard, fitted kitchen with electric oven, rear lobby, bathroom with shower attachment. There is a rear yard with a new shed and a small front garden.

EPC: B - Council Tax - Band: A - Norwich City Council



Council Tax Band: A



Sitting Room

New electric high retention heater, new carpet, two double electric sockets and telephone socket.

Inner Hall

New carpet and stairs to first floor.

Dining Room

New carpet, four double electric sockets, decorative fireplace, new electric high retention heater and understairs shelved cupboard.

Kitchen

New fitted white kitchen units. Stainless steel extractor hood and Lamona Induction Hob. Space for a fridge/freezer and a washing machine. Two double electric sockets. Two single electric sockets. Cooker Socket. Electric Oven.

Rear Lobby

Door to the rear yard. Set of Coat Hooks.

Bathroom

Vinyl Floor. White suite comprising a low level w/c, pedestal wash basin, bath with chrome effect shower attachment. Chrome effect bottle holder, towel ring and toilet roll holder. Medicine cabinet.

Stairs to first floor

Bedroom 1

New Carpet. Decorative Fireplace. Two Double Electric Sockets. New High Retention Heater. Built in Cupboard with a set of coat hooks.

Bedroom 2

New high retention electric heater and new carpet. Single electric socket. Two double electric sockets. Decorative fireplace.

Bedroom 3

New carpet. Double Electric Socket. Located off Bedroom 2.

Outside

Small front garden and rear yard with a shed.

TENANTS NOTE

The deposit for this property is £1269.

Mains water, electric and drainage 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.

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.



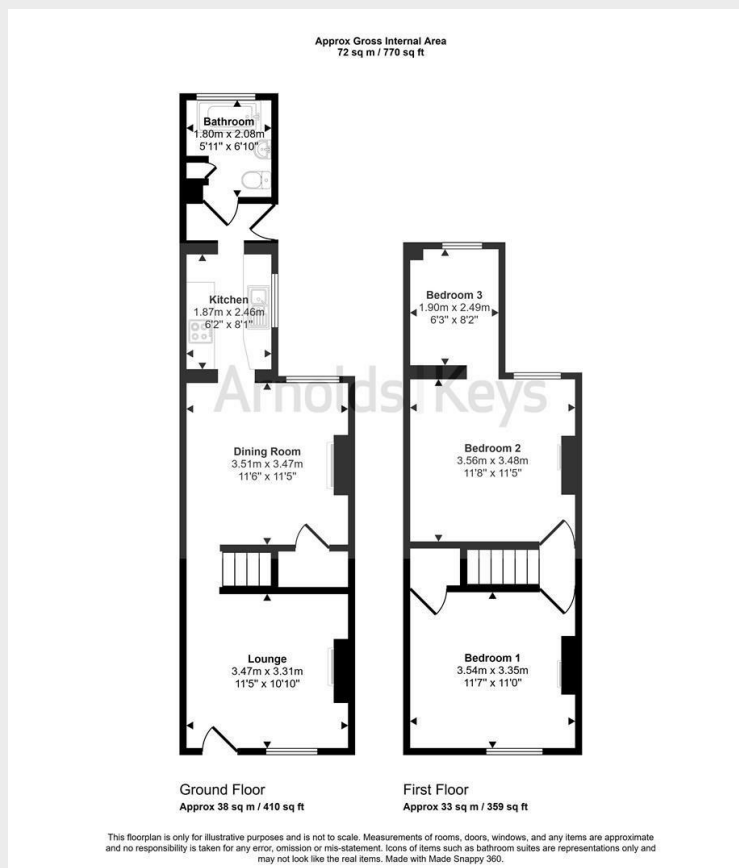
Viewings

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) A		90
(81-91) B	82	
(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 (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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