



## SWAFIELD STREET, NORWICH

### £2,000 PCM

STUDENT PROPERTY - Available for the 2024/ 2025 Academic year. Modern 4 bedroom semi-detached student property, close to local amenities and within walking and cycle distance to the UEA and the Norfolk and Norwich University Hospital.

- 2 Bathrooms
- 4 Bedrooms
- Ensuite Shower
- Furnished
- Kitchen / dining area
- Lounge
- Modern throughout
- Student Let

STUDENT PROPERTY - Available for the 2024/ 2025 Academic year. Modern 4 bedroom semi-detached student property within walking and cycle distance to the UEA and the Norfolk and Norwich University Hospital.

Comprising:

Entrance into first living room, newly decorated with hard wood flooring, sofas and coffee table, leading through to hall.

Hall with doors to the kitchen/ diner, second living room and 2 bedrooms.

Open plan kitchen and diner newly decorated with tiled flooring, fridge/ freezer, gas hob and oven, dining table and chairs and door through to second living room.

Second living room newly decorated with hard wood flooring and sofas.

Bedroom 4 newly decorated with hard wood flooring, double bed, bedside table, free standing wardrobe, desk and chair

Bedroom 3 newly decorated with hard wood flooring, double bed, bedside table, free standing wardrobe, desk and chair.

Stairs leading to first floor hallway.

Hallway with doors to toilet, bathroom, bedroom 1, bedroom 2 and storage room.

Toilet with eco friendly toilet basin and sink.

Bathroom, newly refurbished with toilet, basin and walk in shower cubicle.

Bedroom 1, newly decorated with hard wood flooring small double bed, chest of drawers, free standing wardrobe, desk and chair and sliding door through to en suite.

En suite newly refurbished with hard wood floors, toilet, shower cubicle.

Bedroom 2 with newly decorated with hard wood flooring, double bed, bedside table, free standing wardrobe, desk and chair and sliding door through to en suite.

En suite newly refurbished with hard wood floors, toilet, shower cubicle.

Storage room.

Gas central heating.

Norwich City Council Tax Band B.

Available to let from 1st September 2024.

Student let.

Viewings - Strictly by appointment with Kings & Co Lettings

References are undertaken and are subject to a minimum 3 day turnaround. The tenancy will not commence until we have received satisfactory references.

All adults wishing to live at the property will be named on the Tenancy Agreement. The Tenancy Agreement will provide for all persons under the tenancy to be joint and severally liable for the covenants contained therein.

We endeavour to make our property details accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective renters only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Council Tax Band: B (Norwich City Council)

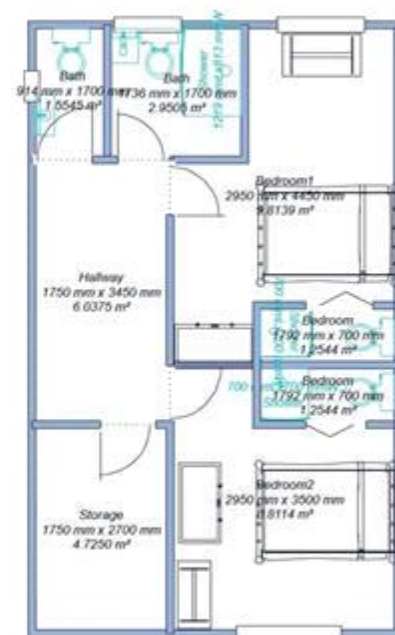
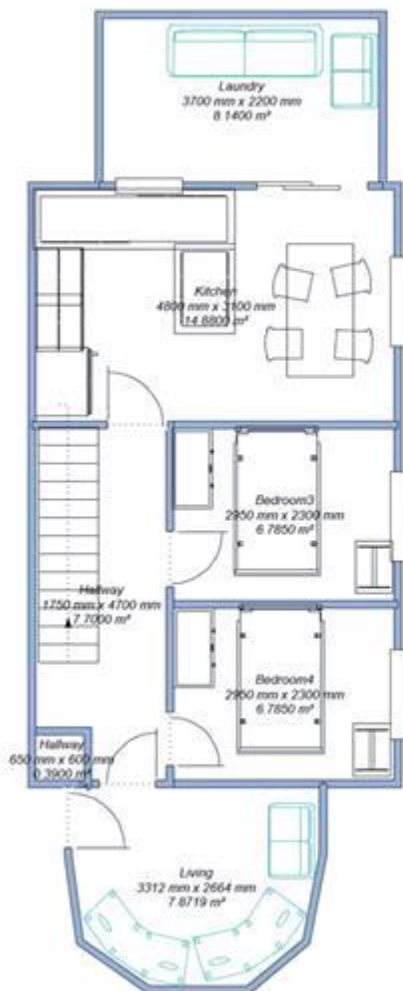
Deposit: £2,300

Holding Deposit: £460









Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	<b>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	<b>68</b>
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.