



22 ST. LEONARDS ROAD

£995 PCM

Nicely presented two bedroom unfurnished mid terrace house situated in the sought after area of Thorpe Hamlet, within walking distance of Norwich City centre and close to all amenities. Norwich City Council Tax Band A (24/24 - £1,523.49)

- 2 Bed mid terrace
- Unfurnished
- Gas Central Heating
- EPC = D
- Damage deposit £1,145

Nicely presented two bedroom unfurnished mid terrace house situated in the sought after area of Thorpe Hamlet, within walking distance of Norwich City centre and close to all amenities.

Property comprises of entrance into:

Lounge (126" max 114" min x 1010") with carpet laid to floor, double glazed window to front with blinds and curtain, cast iron feature fireplace, radiator and door through to stairs and dining room.

Dining room (109" x 109") with carpet laid to floor, double glazed window to rear, cast iron feature fireplace, radiator, under stairs cupboard and door through to kitchen.

Kitchen (711" x 54") with ceramic tiled flooring, range of cream wall and base units, black mottle effect work top, built in electric oven and gas hob, stainless steel extractor fan, double glazed window to side, door to rear court yard and archway through to utility room.

Utility room (6 x 58") with ceramic tiled flooring, double glazed frosted window to rear, black mottle effect work top, washing machine, fridge, radiator and boiler.

First floor:

Front bedroom (115" x 1010") with carpet laid to floor, double glazed window to front, built in cupboard and radiator.

Back bedroom (1010" x 108") with carpet laid to floor, double glazed window to rear, radiator and door through to bathroom.

Bathroom with vinyl flooring, white three piece suite comprising of pedestal hand basin, wc and bath with shower over, shower screen, double glazed window to rear, radiator.

Outside there is a small enclosed rear court yard area with shed and rear access.

Full gas central heating.

On road permit parking. Please visit for further information <https://www.parkingoperations.co.uk/about-us/norwich/>

Available to let approximately 23rd August 2024.

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Property would be suitable for professional couple or two professional sharers.

Sorry no pets

Viewings - Strictly by appointment with Kings & Co Lettings

References are undertaken by an external referencing agency and are subject to a minimum of 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: Band A (Norwich City Council)

Deposit: £1,145

Holding Deposit: £225



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.