



NORGATE ROAD

£1,200 PCM

Unfurnished 3/4 bedroom terrace house situated close to UEA and within easy access of Norwich city centre and access to good public transport. Ground floor wc, first floor bathroom and further separate wc.

Unfurnished 3/4 bedroom terrace house situated close to UEA and within easy access of Norwich city centre and access to good public transport.

Property comprises of:-

Entrance into hallway with doors leading to lounge and kitchen and stairs to first floor

Lounge, with window to front aspect, fitted carpet, radiator

Modern white fitted kitchen with range of wall and base units, built in electric oven and hob, window to front aspect, vinyl flooring, radiator, door through to utility area

Utility area with plenty of storage space, window to rear aspect and doors to ground floorwc, bedroom4/study and rear garden

Bedroom 4/study, with fitted carpet, window to rear aspect, radiator

On the first floor all rooms lead off the landing

Bedroom 1, window to front aspect, fitted carpet, built in cupboard, radiator

Bedroom 2, window to front aspect, fitted carpet, radiator

Bedroom 3, window to rear aspect, fitted carpet, radiator

Bathroom with shower over bath and hand wash basin, separate WC.

Full gas central heating

Outside, there is off road parking to the front of the property and good size enclosed rear garden mainly laid to lawn

Norwich City Council Tax - Band B

Sorry no pets.

Available to let approximately end April 2024

Viewings - Strictly by appointment with Kings & Co Lettings

References are undertaken by an external referencing agency 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: Band B (Norwich City Council)

Deposit: £1,380

Holding Deposit: £275



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(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.