



LEOPOLD ROAD, NORWICH, NR4 £1,200 PCM

Well presented two double bedroom unfurnished terrace house situated between the Unthank and Newmarket Roads. Two reception rooms, fitted kitchen with appliances. Ground floor bathroom and en-suite shower room.

- 2 Bed mid terrace
- Allocated Parking Space
- Council Tax Band B
- Damage Deposit £1380

Well presented two double bedroom unfurnished terrace house situated between the Unthank and Newmarket Roads.

Property is unfurnished and comprises

Entrance into porch with door through to lounge

Lounge with fitted carpet, window to front aspect radiator and feature fire place, door through to

Dining room with fitted carpet, radiator, double glazed door to rear garden, door through to kitchen

Kitchen with range of wooden wall and base units, built in electric oven and gas hob, freestanding fridge freezer and dishwasher, opening to small inner lobby with door to rear garden, storage cupboard and door to

Ground floor bathroom with white three piece suite and shower over bath, double glazed window to side aspect

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

Bedroom 1, fitted carpet, radiator, window to rear aspect and door through to

En-suite shower room, with corner shower cubicle, WC and hand wash basin, window to rear aspect, door to cupboard housing washing machine

Outside there is an enclosed rear garden mainly laid to patio.

On road parking

Available to let approximately beginning of November 2024

Norwich City Council Tax Band - B (24/25 £1,777.40)

Viewings - Strictly by appointment with Kings & Co Lettings

Please note that the Landlords of this property are connected 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)

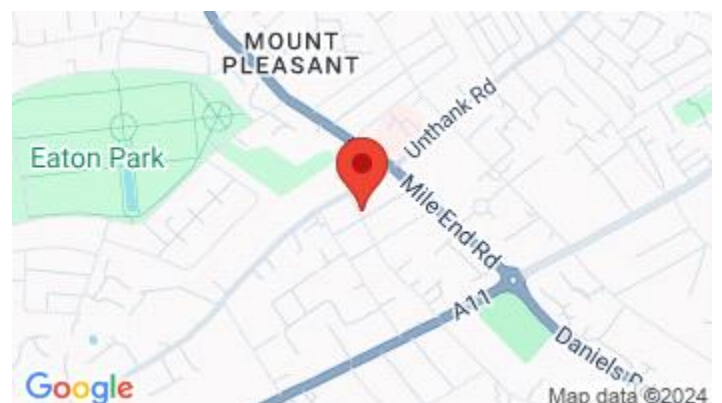
Deposit: £1,380

Holding Deposit: £275



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(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.