



NORGATE ROAD, NORWICH, NR4

£1,195 PCM

LET AGREED

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.

- Council Tax Band B
- Gas Central Heating
- Off Road Parking
- Damage Deposit £1380

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 Hallway

Entrance into the hallway with doors leading to the lounge and kitchen, and stairs rising to the first floor.

Lounge

A bright lounge with a window to the front aspect. Fitted with carpet and finished with white painted walls. Radiator included.

Kitchen

Modern fitted kitchen offering a range of white wall and base units with a built-in electric oven and hob and washing machine. Window to the front aspect. Finished with vinyl flooring, tiled splashback, and neutral décor. Radiator included. Door leading through to the utility area.

Utility Area

Generous storage space with a window to the rear aspect. Houses the fridge and freezer. Provides access to the ground floor WC, bedroom four/study, and rear garden. Fridge and freezer.

Bedroom Four / Study

A versatile room suitable as a bedroom or study. Window to the rear aspect. Fitted with carpet and white painted walls. Radiator included.

Ground Floor WC

Low-level WC with neutral décor.

First Floor Landing

All rooms leading off the landing.

Bedroom One

A spacious double bedroom with a window to the front aspect. Includes built-in cupboard. Fitted with carpet and white painted walls. Radiator included.

Bedroom Two

Second double bedroom with a window to the front aspect. Fitted with carpet and white painted walls. Radiator included.

Bedroom Three

A further bedroom with a window to the rear aspect. Fitted with carpet and white painted walls. Radiator included.

Bathroom

Fitted with a panelled bath and shower over, plus hand basin. Finished with tiled walls and vinyl flooring.

Separate WC

Located adjacent to the bathroom, with neutral décor.

Exterior

Off-road parking to the front of the property.
Generous enclosed rear garden, mainly laid to lawn.

Full gas central heating.

Norwich City Council Tax - Band B (£1,860.13 2025/26)

Sorry no pets.

Available to let - Date to be confirmed

The rent does not include payment to service providers in respect of utilities, communication services, TV licence and council tax.

For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker

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: B (Norwich City Council)

Deposit: £1,375

Holding Deposit: £275
Parking options: Off Street
Garden details: Private Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	64
(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.



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