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MARLBOROUGH ROAD, NORWICH

£1,050 PCM

Newly redecorated two-bedroom plus study mid-terraced house, ideally situated on Marlborough Road, Norwich. Offering spacious and well-presented accommodation throughout, the property is conveniently located close to Norwich city centre, with excellent transport links and a range of local amenities.

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Accommodation Comprises:

Entrance Hallway
Front entrance door leading into the property.

Lounge
A welcoming reception room featuring newly fitted carpet, a window to the front aspect, feature fireplace, radiator and a staircase to the first floor. Access through to:

Separate Reception/Dining Room
A further spacious reception room with newly fitted carpet, feature fireplace, radiator and window to the rear aspect, providing access through to:

Fitted Kitchen
Fitted with a range of wood-effect wall and base units, stainless steel sink and drainer, built-in oven and gas hob with extractor hood over. The kitchen also benefits from an included washing machine and fridge, together with a window to the rear aspect.

Bathroom
Fitted with a white three-piece suite comprising a bath with shower over and shower screen, wash basin and WC. Window to the rear with vinyl grey flooring

First Floor Landing Providing access to:

Bedroom One
A good-sized double bedroom with newly fitted carpet, window to the front aspect, radiator and built-in storage cupboard.

Bedroom Two
A further good-sized double bedroom featuring newly fitted carpet, window to the rear aspect and radiator.

Study
A useful additional space, ideally suited to a home office, dressing room or additional storage.

Outside
To the front of the property is a low-maintenance garden, mainly laid to gravel, with a paved pathway leading to the front entrance.

To the rear is an enclosed garden featuring a combination of lawn and raised decking, established planting and shrubbery. The garden is fully enclosed by fencing.

Available to let from approximately late November 2026

On-road permit parking.

Norwich City Council - Tax Band A (£1,668.95 - 2026/27)

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

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: Band A (Norwich City Council)
Deposit: £1,211
Holding Deposit: £242
Garden details: Private Garden

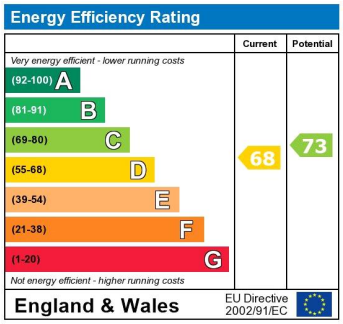












The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.