



## 33 Carrow Road, Norwich, Norfolk, NR1 1HS

£995 Per Calendar Month

- Close to the Train Station and Riverside
- 2 Bedrooms
- Bay Fronted Lounge/Diner
- Small Off Road Parking Space
- Gas Central Heating
- Well Presented
- Bathroom Off Landing
- Fitted Kitchen with Appliances
- Small Rear Courtyard
- UPVC Double Glazing

# 33 Carrow Road, Norwich NR1 1HS

This bay fronted end terrace house is located opposite Norwich City Football Ground and is within easy access of the Riverside and Train Station.

This property has been newly decorated and has new carpets and new vinyl flooring.

The accommodation includes a lounge/diner, fitted kitchen with oven, gas hob and washing machine, two bedrooms and a bathroom with shower over the bath. There is a small off road car parking space and a small rear courtyard.



Council Tax Band: A



Carrow Road can be found just off the ring road. The nearby Riverside area provides both leisure and retail facilities, whilst Norwich Train Station is also within easy reach and offers regular services to both local destinations and those further afield.

EPC Rating D. Council Tax Band A - Norwich City Council

### **LOUNGE/DINER**

14'6" x 15'7"

Bay fronted. Fitted carpet, radiator and stairs to first floor.

### **KITCHEN**

8'4" x 9'6"

Fitted wall and base units with an electric single oven, gas hob and washing machine. UPVC double glazed window. Door to rear garden.

### **FIRST FLOOR LANDING**

Landing giving separate access to both bedrooms and the bathroom. Fitted carpet and radiator.

### **BEDROOM ONE**

9'7" x 9'10"

Double bedroom. Fitted carpet, UPVC double glazed window and radiator. Built in wardrobe.

### **BEDROOM TWO**

8'3" x 9'5"

Double bedroom. Fitted carpet, UPVC double glazed window and radiator.

### **BATHROOM**

4'9" x 6'0"

Modern white suite with shower over the bath, WC and wash basin. Radiator. Mirror. Chrome effect toilet roll holder and towel holder.

### **OUTSIDE**

Small off road parking space and enclosed rear garden.

### **TENANTS NOTE**

The deposit for this property is £1148

EPC Rating D. Council Tax Band A - Norwich City Council

All main services available or connected. For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker ([www.checker.ofcom.org.uk/en-gb/mobile-coverage](http://www.checker.ofcom.org.uk/en-gb/mobile-coverage) or

[www.checker.ofcom.org.uk/en-gb/broadband-coverage](http://www.checker.ofcom.org.uk/en-gb/broadband-coverage))

Please be aware that marketing photographs for this property may have been taken using a wide angle lens and may also have been taken before the current tenancy started. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoings, therefore tenants will be required to pay all utility bills generated throughout the tenancy period.

Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.

The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £229.61. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.



## Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx Gross Internal Area  
53 sq m / 575 sq ft



Ground Floor  
Approx 27 sq m / 291 sq ft

First Floor  
Approx 26 sq m / 284 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

