

Arnolds | Keys



13 Alan Road, Norwich, NR1 2BX

£1,100 Per Calendar Month

- Traditional Mid Terrace House
- 2 Reception Rooms
- Gas Central Heating & uPVC Double Glazing
- Non Bisected Rear Courtyard
- Walking Distance To Train Station
- Small Cul De Sac Close To City Centre & Riverside Area
- 3 Bedrooms (3rd off 2nd)
- Recently Refurbished
- Permit Parking Operates In This Area
- Modern Grey Kitchen and Bathroom With Over Bath Shower

25 King Street, Norwich, Norfolk, NR1 1PD
01603 620551

lettings@arnoldskeys.com
www.arnoldskeys.com

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This traditional terraced house is located in a small cul de sac CLOSE TO THE CITY CENTRE and Riverside area and offers accommodation to include 3 BEDROOMS (3rd off the 2nd), a ground floor bathroom with over bath shower, 2 RECEPTION ROOMS and an ATTRACTIVE KITCHEN

The property is a 10-minute stroll away from the train station, and on street permit parking operates in the area.

The property has been recently refurbished and benefits from gas fired central heating and UPVC double glazing.

To the rear is a small non bisected courtyard.



Council Tax Band: A



Alan Road will be found off King Street near to the junction with Carrow 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 C. Council Tax Band A

SITTING ROOM

12' x 10'6"

uPVC entrance door, fitted carpet, radiator and uPVC double glazed window. Door to inner hall.

INNER HALL

Fitted carpet and stairs to first floor. Door to dining room.

DINING ROOM

12'2" x 10'4"

Fitted carpet, radiator and uPVC double glazed window. Under stair cupboard.

KITCHEN

7'9" x 6'4"

Good range of modern base and wall units with grey door fronts and ample work surfaces. Inset hob and oven. Inset sink. uPVC double glazed window. Vinyl flooring. Door to rear garden.

LOBBY

Wall hung gas fired boiler for central heating and hot water.

BATHROOM

Modern white suite of bath with shower over, wash basin and WC. Radiator and uPVC double glazed window.

FIRST FLOOR LANDING

Fitted carpet.

BEDROOM

12'2" x 10'5"

Fitted carpet, uPVC double glazed window, radiator and built in cupboard.

BEDROOM

12'2" x 10'5"

Fitted carpet, uPVC double glazed window and radiator. Door to bedroom 3.

BEDROOM

8' x 6'4"

Fitted carpet, uPVC double glazed window and radiator.

GARDEN

Small non bisected rear courtyard.

TENANTS NOTE

The deposit for this property is £1269.

EPC Rating C. 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 or 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 £253.84. 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) A			
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.

