



18 Cathedral Street, Norwich, Norfolk, NR1 1LX

£1,400 PCM

- City Centre 3 Bedroom Semi-Detached House
- Lounge / Dining Room
- Bathroom with Over Bath Shower and Separate Cloakroom
- Allocated Off Road Parking Space
- Walking Distance Of City Centre & Train Station
- Newly Decorated
- Kitchen with Appliances
- Low Maintenance Courtyard Garden
- Gas Central Heating & Double Glazing
- Small Secure Gated Development

18 Cathedral Street, Norwich NR1 1LX

Nestled in Cathedral Street, Norwich and within a small secure gated development, this modern semi-detached house presents an excellent opportunity for those seeking a comfortable, conveniently located and well presented home. With 3 well-proportioned bedrooms, this property is ideal for professionals looking for a spacious and versatile living environment.

Secure allocated parking is a notable advantage, with space available for one vehicle, making it convenient for those with a car. The location on Cathedral Street offers a blend of convenience and accessibility, with local amenities and transport links within easy reach, ensuring that you are well-connected to the vibrant city of Norwich.

The accommodation includes an entrance hall, kitchen and living room with direct access to the courtyard garden.



Council Tax Band: C



Cathedral Street is off Prince of Wales Road in the City centre and only a short distance from the Train Station, Riverside walk and full range of facilities.

EPC Rating C. Council Tax Band C.

ENTRANCE HALL

4'1" x 13'11"

Entrance door, fitted carpet, radiator and stairs to first floor.

CLOAKROOM

6'1" x 6'0"

WC and wash basin

LOUNGE / DINING ROOM

9'0" x 14'10"

A good size room with fitted carpet, radiator and door to rear court yard. Understair storage cupboard.

KITCHEN

8'11" x 9'0"

A good range of modern base and wall units with ample work surfaces. Inset sink units and inset hob and oven. Tiled floor.

FIRST FLOOR LANDING

Fitted carpet

BEDROOM

6'11" x 8'1"

Fitted carpet and radiator.

BEDROOM

11'10" x 8'11"

Fitted carpet and radiator. Built in wardrobe.

BEDROOM

9'8" x 8'11"

Fitted carpet and radiator. Built in cupboard.

BATHROOM

6'11" x 6'2"

Modern white suite with WC, wash basin and bath with shower over.

ALLOCATED PARKING SPACE

Single space.

GARDEN

Private, low maintenance rear courtyard garden. Garden shed. Gate for pedestrian access.

TENANTS NOTE

The deposit for this property is £1615.

EPC Rating C. Council Tax Band C - 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)

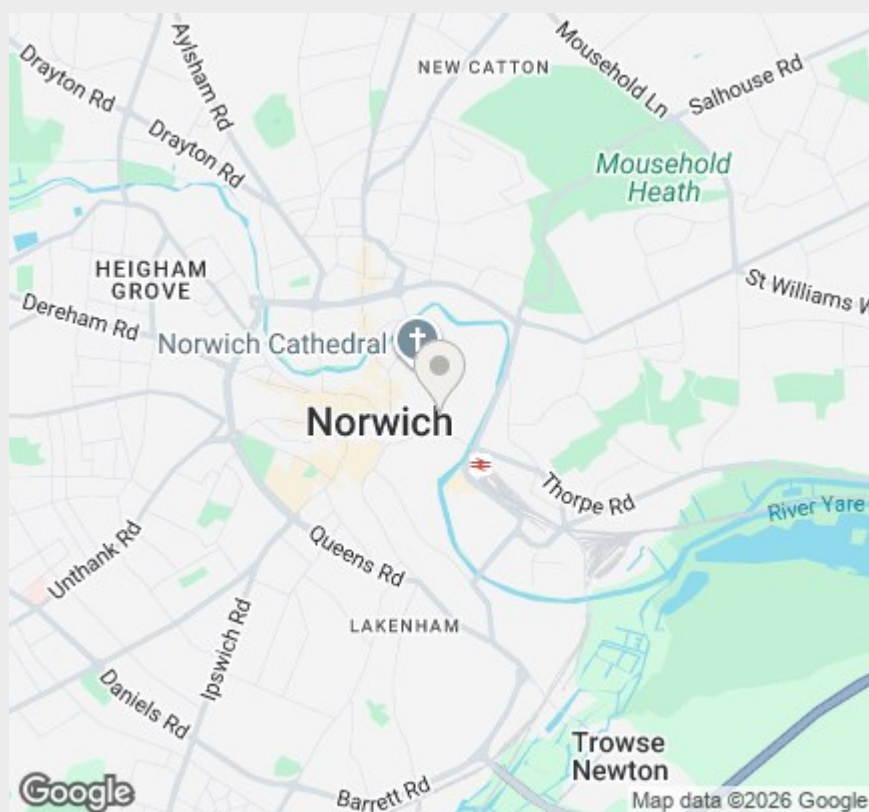
Please be aware that marketing photographs for this property may have been taken using a wide angle lens and may also have been taken before the current tenancy started. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please 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 £323.07. 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

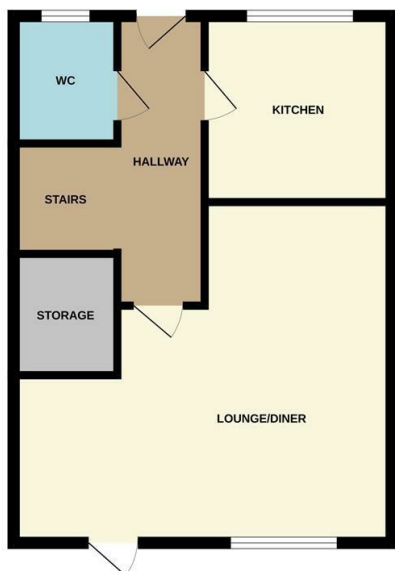
Viewings by arrangement only. Call 01603 620551 to make an appointment.

EPC Rating:

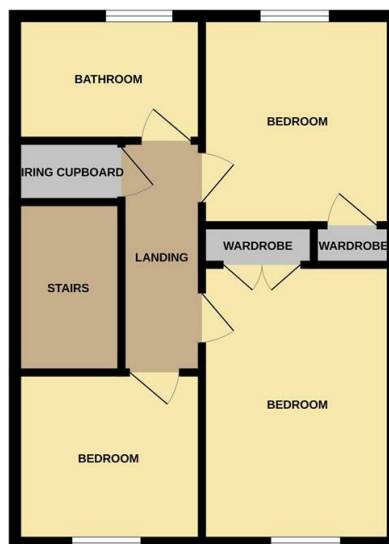
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	79	
(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	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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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.



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