

Arnolds | Keys



84 St Philips Road, Norwich, Norfolk, NR2 3BW

£1,250 Per Month

- Furnished Hall Entrance End Terrace
- 3 Bedrooms and 2 Reception Rooms
- Courtyard Garden
- Gas Central Heating
- EPC Rating D
- Accommodation Over 3 Floors
- Kitchen with Appliances
- Double Glazing
- Bathroom & Shower Room
- Council Tax Band C

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

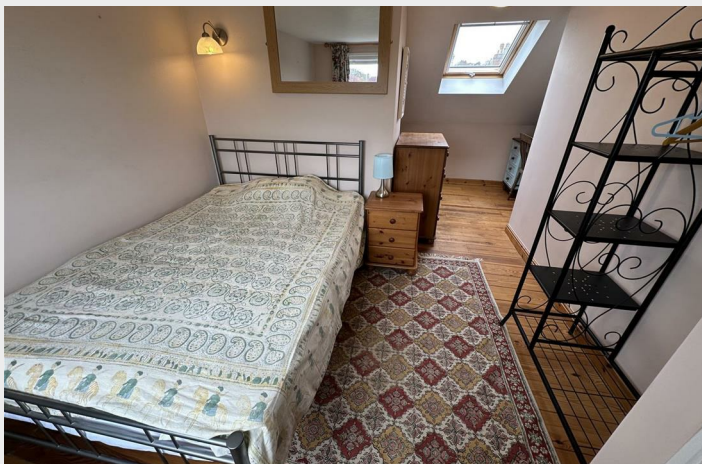
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84 St Philips Road, Norwich NR2 3BW

THIS PROPERTY IS OFFERED FURNISHED. HALL ENTRANCE END TERRACE house located in a favoured area of the City offering accommodation arranged over 3 floors to include 3 bedrooms, 2 receptions, kitchen and utility / breakfast room. Ground floor shower room and first floor bathroom. Courtyard garden with side pedestrian access. Gas central heating and double glazing.



Council Tax Band: C



Located on the edge of the highly popular Golden Triangle area of the City, the sitting room & dining room both have feature fireplaces. The fitted kitchen has appliances. On the first floor are 2 double bedrooms both with stripped wood floors and a family bathroom. In the second floor loft conversion is the 3rd bedroom.

The property enjoys excellent access into the city centre and out to the UEA, N&N Hospital, John Innes Centre, A47 and A11.

EPC Rating D. Council Tax Band C.

ENTRANCE HALL

Stairs to first floor. Set of coat hooks. Understairs cupboard.

SITTING ROOM

Exposed wood floor, decorative tiled fireplace, radiator and double glazed bay window.

DINING ROOM

Exposed wood floor, decorative fireplace, radiator, double glazing and picture rail.

KITCHEN

Fitted kitchen with grey wall and base units with wood effect work surface over, Indesit electric oven, Lamona microwave and gas hob, Blomberg dishwasher, double glazing and tiled floor.

BREAKFAST ROOM / UTILITY ROOM

Tiled Floor. Breakfast bar. Fridge/freezer. Door to courtyard garden.

SHOWER ROOM

3 piece suite with shower cubicle, washing machine, radiator, double glazing. Tiled Floor.

FIRST FLOOR LANDING

Separate access to all rooms and stairs to loft bedroom.

BEDROOM

Exposed wood floor, decorative fireplace, radiator, double glazing and picture rail

BEDROOM

Exposed wood floor, decorative fireplace, radiator, double glazing and picture rail

BATHROOM

Exposed wood floor, Bath with shower over, wash basin and WC. Double glazing.

BEDROOM

Located in loft conversion. Exposed wood floor, radiator, double glazing. Please note limited head room in area of room.

TENANTS NOTE

The deposit for this property is £1442

EPC Rating D. 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. 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, unless specified otherwise, 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 £288.46. 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.

Please note that there is no car parking with this property. A permit is not available.

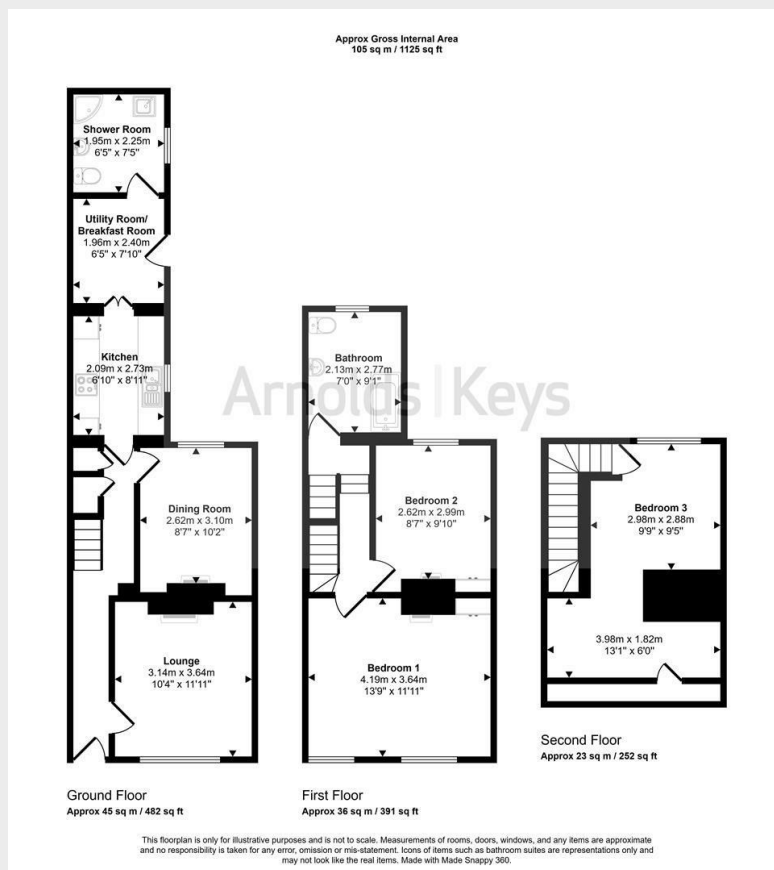


Viewings

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			77
(55-68) D		56	
(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.

