



TO LET

£1,650 PCM

Kilderkin Way, Norwich, NR1 1RD

Arnolds | Keys



THE PROPERTY

18 Kilderkin Way, Norwich, NR1 1RD

Situated off King Street, close to the City Centre, this modern townhouse presents an excellent opportunity for families and professionals alike. Versatile accommodation arranged over 3 floors can provide 3 or 4 BEDROOMS, and also features an L shaped first floor lounge / diner and spacious kitchen / breakfast room.

The property has an ensuite, family bathroom and cloakroom along with an integral garage and easy to maintain enclosed paved rear garden.

Kilderkin Way is ideally situated, offering easy access to local amenities, the City Centre, Train Station and vibrant Riverside area of Norwich.

The property benefits from double glazing and gas central heating.

Tucked away just off Rouen Road, by St Julian's church, this small development of townhouses offers convenient access to the City. Pedestrian access is also available from King Street which links through to the Riverside with its walks and area of entertainment, restaurants etc.

The landlord cannot offer a long term tenancy for this property and is likely to require vacant possession by May 2027.

EPC Rating C. Council Tax Band E.



Versatile accommodation arranged over 3 floors can provide 3 or 4 BEDROOMS and also features a an L shaped first floor lounge / diner and spacious kitchen / breakfast room.



4



2



2



E



C

THE DETAILS

Property Details

ENTRANCE HALL

Entrance door, fitted carpet and radiator. Stairs to first floor with cupboard under. 2 further storage cupboards.
Door to integral garage.

WC

Modern white suite with wash basin and WC.

UTILITY ROOM

Cream base units, worktop and inset sink. Radiator, tiled floor, plumbing for washing machine and door to rear garden.

GROUND FLOOR BEDROOM / STUDY

Door to rear courtyard. Fitted carpet and radiator.

FIRST FLOOR LANDING

Fitted carpet and radiator. Stairs to second floor.

KITCHEN / DINER / BREAKFAST ROOM

A spacious room with a comprehensive range of cream wall and base units. Inset sink and inset gas hob and electric oven. 2 windows to rear elevation, radiator and archway through to living area.

LOUNGE

An L shaped room with fitted carpet, 2 radiators and 2 windows to front elevation. Fireplace surround.

SECOND FLOOR

Fitted carpet, radiator, cupboard housing hot water cylinder and further storage cupboard.

BEDROOM ONE

Fitted carpet, 2 windows to front elevation, radiator and built in double wardrobe.

EN-SUITE SHOWER ROOM

Modern white suite of corner shower cubicle, wash basin and WC.

BEDROOM TWO

Built-in double wardrobe, fitted carpet and radiator.

BEDROOM THREE

Fitted carpet and radiator.

BATHROOM

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

OUTSIDE

Enclosed rear courtyard. Paved and low maintenance.

Integral garage.

TENANTS NOTE

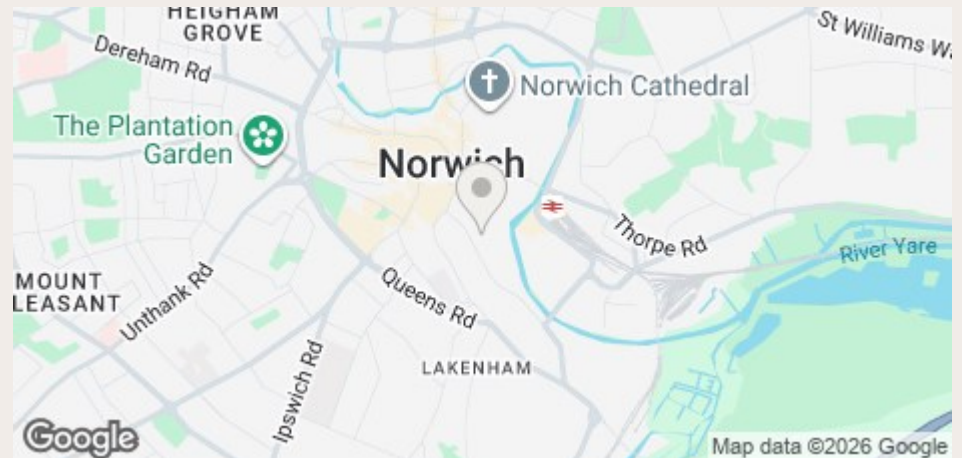
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The deposit for this property is £1903

EPC Rating C . Council Tax Band E - Norwich City

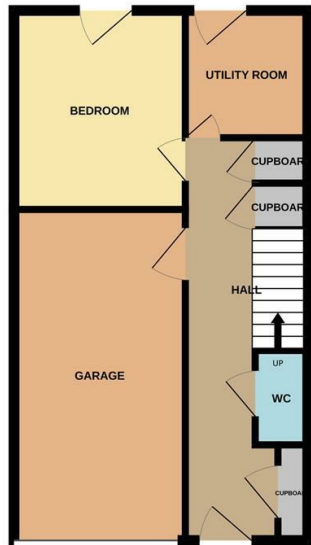
All main services available or connected. For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker (www.checker.ofcom.org.uk/en-gb/mobile-coverage OR www.checker.ofcom.org.uk/en-gb/broadband-coverage)

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. These marketing photos may have been taken from a previous tenancy and may not reflect the current order.

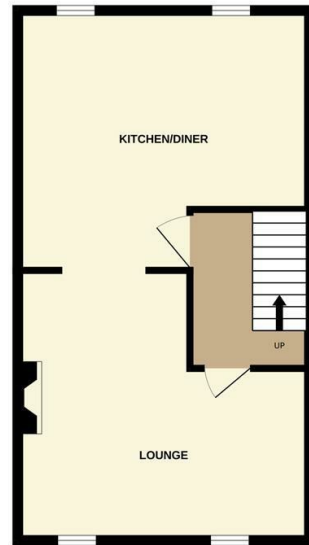


Location

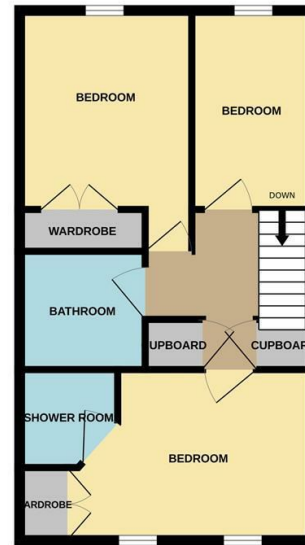
GROUND FLOOR



1ST FLOOR



2ND 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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Contact Us

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	74	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC