

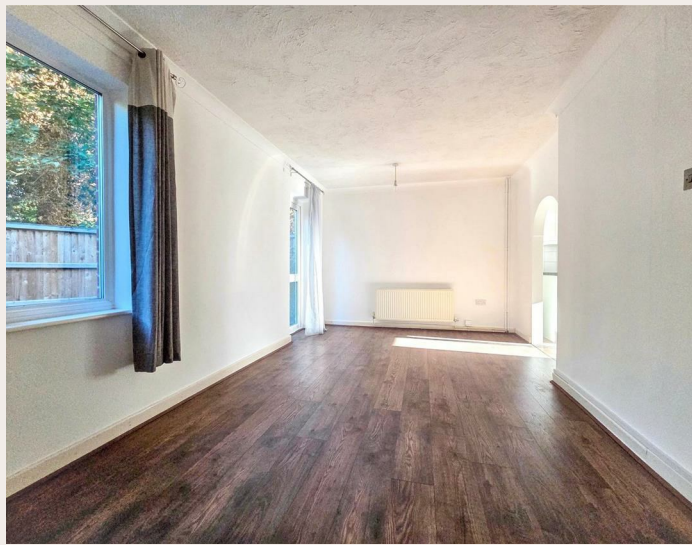


TO LET

£1,100 PER CALENDAR MONTH

Dogwood Road, Norwich, NR6 6JW

Arnolds | Keys



THE PROPERTY

39 Dogwood Road, Norwich, NR6 6JW

Newly decorated 3 bedroom end-terrace house, ideally situated in the popular and sought-after suburb of Old Catton.

The property offers a spacious entrance hall with a useful built-in storage cupboard, a generous-sized kitchen, and a bright and airy lounge / dining room with direct access to the enclosed, low-maintenance rear garden.

To the first floor are 3 well-proportioned bedrooms, a family bathroom, and a separate WC. New carpets are shortly to be fitted to all 3 bedrooms.

Conveniently located close to local amenities, schools, and transport links, this property would make an excellent home for families and professionals alike.



This 3 bedroom end-terrace house is situated in the sought-after suburb of Old Catton, close to local amenities, schools and transport links, making it an excellent home for families.



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THE DETAILS

Property Details

ENTRANCE HALLWAY

uPVC front door, laminate flooring, radiator and built in storage cupboard.

KITCHEN

A range of white wall and base units. Gas hob and electric oven, stainless steel sink and uPVC double glazed window.

LIVING ROOM

uPVC double glazed door to garden, uPVC double glazed window, laminate flooring and radiator.

STAIRS AND LANDING

Fitted carpet, airing cupboard and built in storage cupboard.

BEDROOM ONE

New fitted carpet to be laid. Radiator and uPVC double glazed window.

BEDROOM TWO

New fitted carpet to be laid. Radiator and uPVC double glazed window.

BEDROOM THREE

Single bedroom. New fitted carpet to be laid. Radiator and uPVC double glazed window.

WC

Vinyl flooring, WC, uPVC double glazed window.

BATHROOM

Vinyl flooring, uPVC double glazed window, heated towel rail, pedestal basin and electric shower over the bath.

GARDEN

Fully enclosed garden, designed for easy maintenance, with a concrete patio area.

TENANTS NOTES

The deposit for this property is £1269.

EPC Rating C. Council Tax Band B - Norwich City Council.

All main services available or connected. For an indication of specific speeds and supply or coverage in the area for broadband and mobile signal/coverage, we recommend referring to the Ofcom checker.

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.

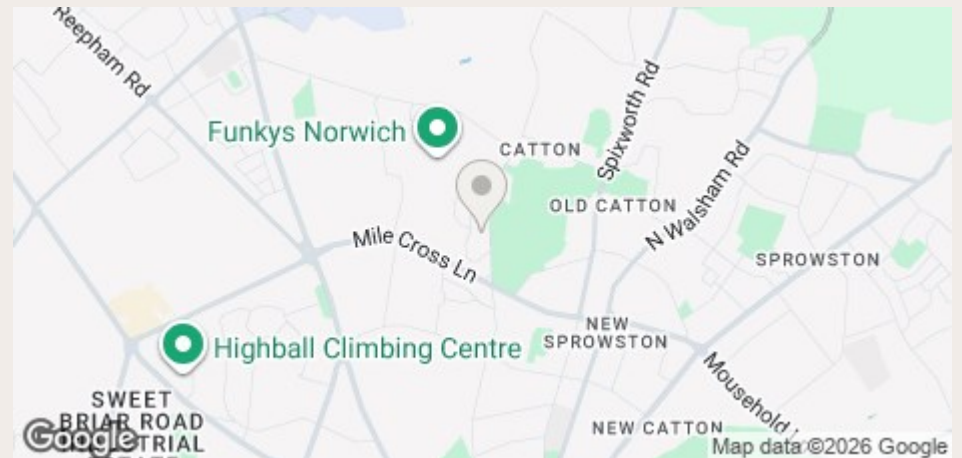
Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoings, 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

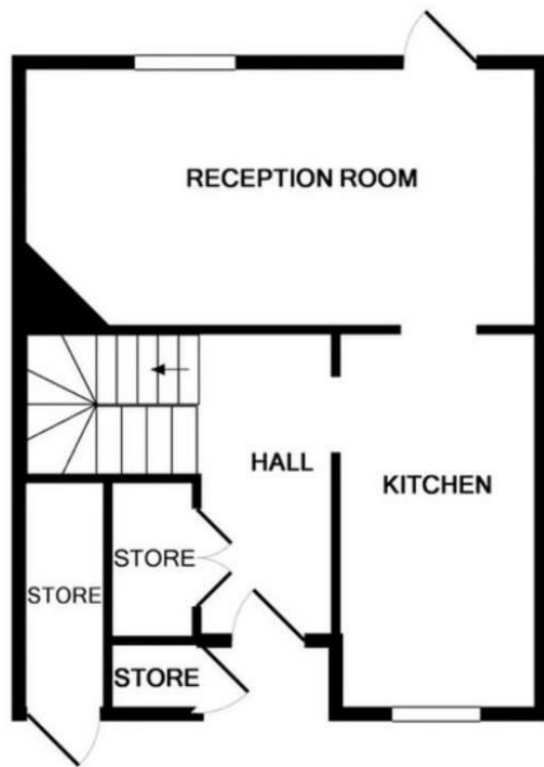
accept no responsibility for any error or omission in these marketing details.

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.

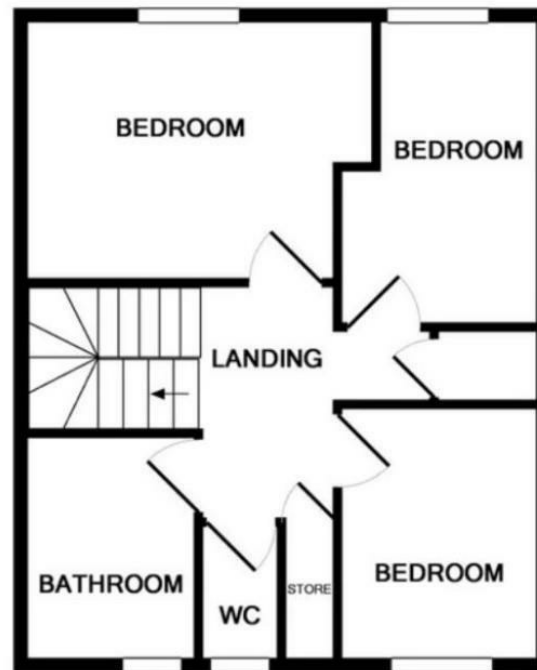


Location

Situated in the highly sought-after area of Old Catton, Dogwood Road offers a convenient location with easy access to Norwich City Centre, local schools, shops, and transport links. The property also benefits from nearby green spaces and a range of local amenities.



GROUND FLOOR



1ST FLOOR



Contact Us

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	75	
(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