

TO LET

£995 PER CALENDAR MONTH

Carrow Road, Norwich, NR1 1HS

Arnolds | Keys







THE PROPERTY

33 Carrow Road, Norwich, NR1 1HS

DEPOSIT FREE OPTION AVAILABLE This bay fronted end terrace house is located opposite Norwich City Football Ground and is within easy access of the Riverside and Train Station.

This property has been recently decorated and had new carpets and new vinyl flooring earlier this year.

The accommodation includes a lounge/diner, fitted kitchen with oven, gas hob and washing machine, two bedrooms and a bathroom with shower over the bath. There is a small off road car parking space and a small rear courtyard.

EPC Rating D. Council Tax Band A - Norwich City Council

Attractive two-bedroom terrace in a convenient Carrow Road location, just moments from Norwich city centre. Offering bright, comfortable accommodation and excellent access to local amenities and transport links.

2 1 1 A D

THE DETAILS

Property Details

LOUNGE/DINER
Bay fronted. Fitted carpet, radiator and stairs to first floor.

KITCHEN
Fitted wall and base units with an electric single oven, gas hob and washing machine. UPVC double glazed window. Door to rear garden.

FIRST FLOOR LANDING
Landing giving separate access to both bedrooms and the bathroom. Fitted carpet and radiator.

BEDROOM ONE
Double bedroom. Fitted carpet, UPVC double glazed window and radiator. Built in wardrobe.

BEDROOM TWO
Double bedroom. Fitted carpet, UPVC double glazed window and radiator.

BATHROOM
Modern white suite with shower over the bath, WC and wash basin. Radiator. Mirror. Chrome effect toilet roll holder and towel holder.

OUTSIDE
Small off road parking space and enclosed rear garden.

TENANTS NOTE
The deposit for this property is £1148

EPC Rating D. 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.

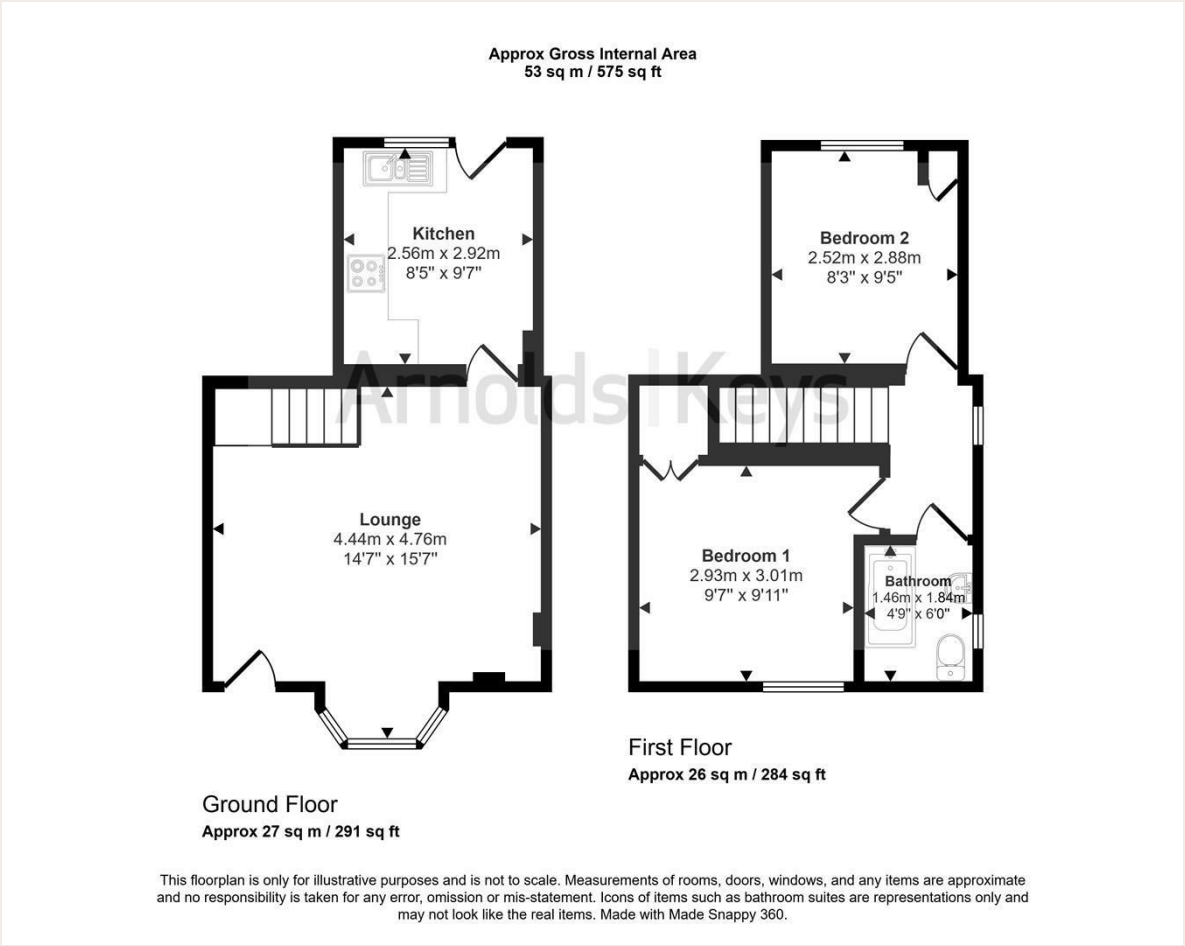
Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or emission in these marketing details.

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 £229.61. 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.



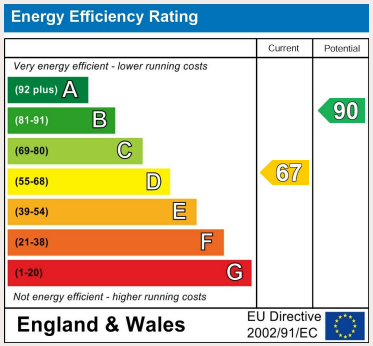
Location

Carrow Road can be found just off the ring 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.











Contact Us

25 King Street, Norwich, Norfolk, NR1 1PD
lettings@arnoldskeys.com
www.arnoldskeys.com
01603 620551