

TO LET

£1,500 PER CALENDAR MONTH

Fulton Close, Norwich, NR4 6HX

Arnolds | Keys









THE PROPERTY

12 Fulton Close, Norwich, NR4 6HX

4 BEDROOM detached house situated in a popular Southern suburb. The accommodation includes a lounge with parquet flooring and separate dining room with doors to the rear garden. There is a single garage, car port and driveway parking. To the front and rear are good sized gardens. The property benefits from gas fired central heating & uPVC double glazing and is currently being redecorated.

This property is located next to Eaton Primary School and playing fields, at the end of a cul de sac. The entrance hall has a built in coats cupboard and parquet flooring. There is a cloakroom and a good size modern kitchen.

Eaton is a popular suburb of Norwich situated to the south of the City off the A11. The area has a comprehensive range of facilities and is ideally placed for those commuting or for access to the UEA, Norfolk & Norwich University Hospital or the John Inness Institute.

EPC Rating D. Council Tax Band D.

4 1 2 D D

THE DETAILS

Property Details

Entrance Hall
Parquet floor. Radiator. Built in cloaks cupboard.

Cloakroom
Wood effect vinyl. White WC and wash basin.

Lounge
Parquet floor. Two radiators. Large uPVC double glazed windows to the front & side.

Kitchen
Range of white high gloss units. Black laminate work surface. Stainless steel extractor fan. Space for cooker, fridge and freezer. Door to rear garden. Radiator.

Dining Room
Parquet floor. Radiator. French doors to the rear garden.

Landing
Airing cupboard

Bedroom 1
Double Bedroom. Carpet. Built in wardrobe. Radiator.

Bedroom 2
Carpet. Radiator.

Bathroom
Vinyl floor. White bath with electric shower over. White pedestal wash basin. Mirror. WC. Radiator.

Bedroom 3
Carpet. Built in wardrobe. Radiator.

Bedroom 4
Carpet. Radiator. Built in wardrobe.

Garage
With power and light. Carport.

Driveway
With parking for two cars

Garden
Established garden to front and rear with small patio area.

TENANTS NOTE
The landlord cannot offer a long term tenancy for this property.

The deposit for this property is £1730.

EPC Rating D. Council Tax Band D - Norwich City

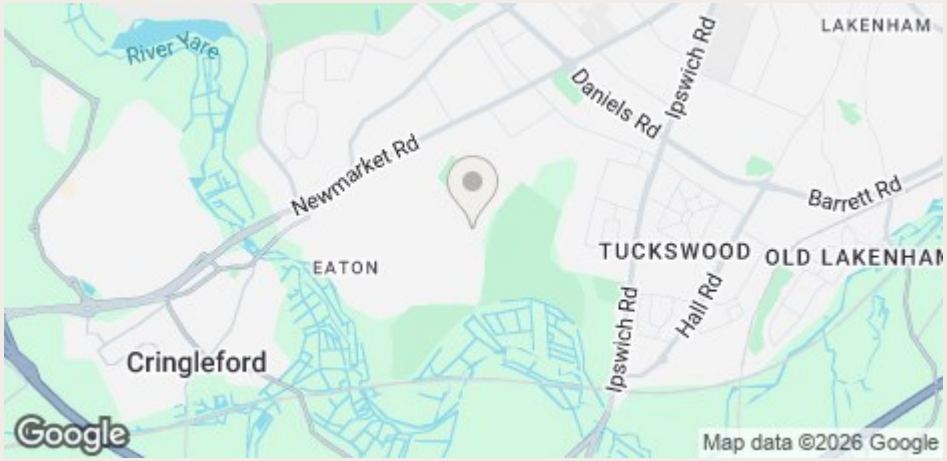
All main services available or connected. For an indication of specific speeds and supply or coverage in the area for broadband and mobile signal/coverage, we recommend referring to the Ofcom checker.

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.

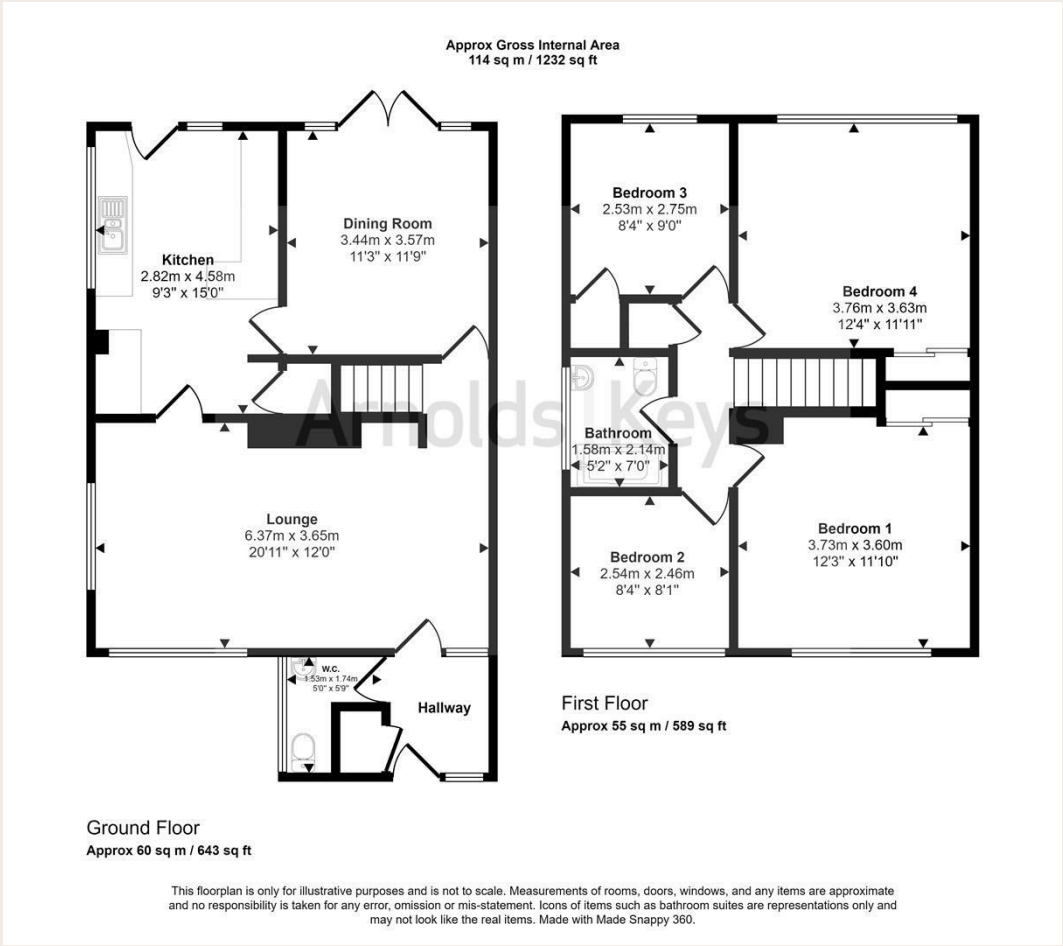
Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

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

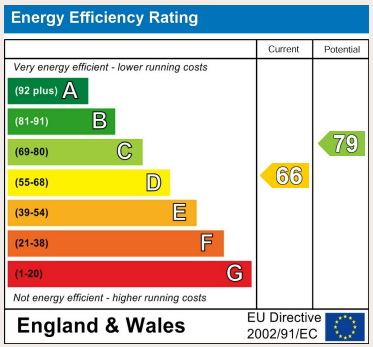


Location











Contact Us

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