

# Arnolds | Keys



**35 Silver Road, Norwich, NR3 4TD**

**£1,050 Per Calendar Month**

- NEWLY DECORATED
- Bay Fronted Mid Terrace House
- 2 Reception Rooms
- Bathroom With Over Bath Shower
- Popular North City Location
- NEW FITTED CARPETS AND VINYL FLOORING
- 3 Bedrooms (3rd off 2nd)
- Larger Than Average Kitchen With Appliances
- Good Size, Easy To Maintain Non Bisected Rear Garden
- Pet Considered

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# 35 Silver Road, Norwich NR3 4TD

NEWLY DECORATED and NEW CARPETS. Situated in popular location, this recently refurbished bay fronted 3 BEDROOM terraced house offers a perfect blend of comfort, convenience and versatility. The property boasts 2 inviting RECEPTION ROOMS, a GOOD SIZE KITCHEN and ground floor bathroom with over bath shower, whilst on the first floor are the 3 spacious bedrooms (3rd off 2nd).

This home is perfect for those who appreciate a blend of traditional character and contemporary functionality. The location on Silver Road is particularly appealing, with easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike with the City centre within comfortable walking distance.

The property benefits from GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and a GOOD SIZE, NON BISECTED REAR GARDEN.



Council Tax Band: A



Silver Road is situated to the North of Norwich and within walking distance of the City centre and close to the popular wooded area of Mousehold Heath. A good range of amenities will be found near by.

A pet will be considered.

EPC Rating D. Council Tax Band A.

### **SITTING ROOM**

11'8" x 11'7"

A newly decorated room with UPVC entrance door, new fitted carpet, radiator and UPVC double glazed bay window.

### **INNER HALL**

Fitted carpet and stairs to first floor.

### **DINING ROOM**

11'8" x 11'6"

A newly decorated room with new fitted carpet, radiator and UPVC double glazed window to rear. Built in under stair cupboard.

### **KITCHEN**

10'9" x 6'6"

Good range of base and wall units, inset hob, oven and sink. UPVC double glazed window and UPVC door to rear. Space and plumbing for washing machine. New vinyl flooring. Door to bathroom.

### **BATHROOM**

White 3 piece suite including bath with shower over, wash basin and WC. Tiled walls and radiator. UPVC double glazed window.

### **FIRST FLOOR LANDING**

Fitted carpet.

### **BEDROOM**

11'9" x 11'9"

A newly decorated room, new fitted carpet, radiator and UPVC double glazed window. Built in cupboard.

### **BEDROOM**

A newly decorated room, new fitted carpet, radiator and UPVC double glazed window. Door to bedroom 3.

### **BEDROOM**

A newly decorated room, new fitted carpet, radiator and UPVC double glazed window. Fitted double cupboard. Wall hung gas fired boiler.

### **OUTSIDE**

Front garden.

Good size non bisected rear garden with astro turf area and gate for rear pedestrian access.

### **TENANTS NOTE**

The deposit for this property is £1211

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](http://www.checker.ofcom.org.uk/en-gb/mobile-coverage) OR [www.checker.ofcom.org.uk/en-gb/broadband-coverage](http://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, 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 £242.20. 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.



## Viewings

Viewings by arrangement only. Call 01603 216812 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.

