

Arnolds | Keys



19 Lawson Road, Norwich, NR3 4LE

£1,200 Per Month

- Terrace House
- 2 Reception Rooms
- Gas Central Heating
- Good size, Easy to maintain Rear Garden
- Popular North City Location
- 2 Bedrooms
- Larger Than Average Kitchen
- uPVC Double Glazing
- Off Road Parking for 1 car
- EPC Rating: C

19 Lawson Road, Norwich NR3 4LE

Situated on the popular Lawson Road, just north of Norwich city centre, this well-presented terraced house offers comfortable and practical living.

The property features 2 reception rooms, a spacious kitchen, 2 bedrooms and an upstairs bathroom, making it well suited to small families or professionals.

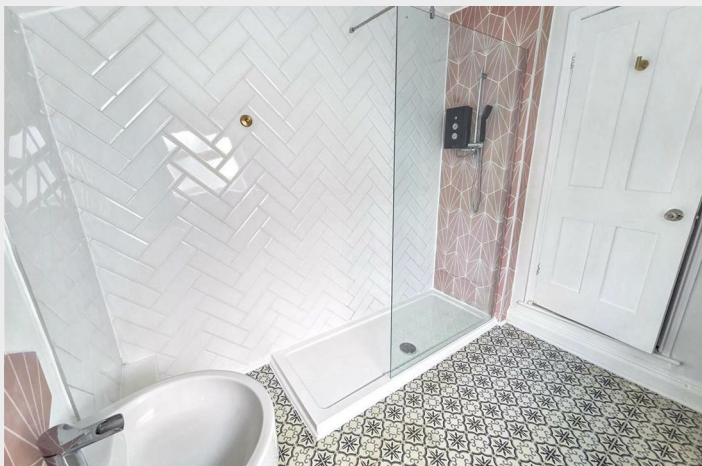
Additional benefits include gas central heating, uPVC double glazing throughout and a private low-maintenance courtyard garden. There is also parking for 1 vehicle, which is a useful feature in this location.

The location on Lawson Road is particularly appealing, with easy access to local amenities including shops, cafés, schools, parks and regular public transport links.

EPC Rating: C Council Tax: A - Norwich City Council.



Council Tax Band: A



PORCH

uPVC entrance door, uPVC double glazed window, vinyl.

LOUNGE

12'9" x 12'11"

uPVC double glazed window, exposed wood floor, radiator.

DINING ROOM

12'7" x 10'9"

exposed wood floor, radiator, under stairs cupboard, open archway and window into kitchen;

KITCHEN

12'9" x 8'2"

uPVC door to rear, uPVC double glazed window, wood effect vinyl, wall hung boiler, a good range of base and wall units, gas hob, oven, sink.

BEDROOM ONE

12'11" x 10'10"

uPVC double glazed window, carpet, radiator, built in cupboard.

BATHROOM

7'3" x 8'3"

UPVC double glazed window, white 3 piece suite including shower, wash basin and WC, tiled walls and radiator.

BEDROOM TWO

12'10" x 12'10"

uPVC double glazed window, carpet, radiator, built in cupboard.

OUTSIDE

Parking for one car to the front, with a good-sized, low-maintenance courtyard-style rear garden featuring shingle and enclosed walls

The deposit for this property is £1,384

EPC Rating C. 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

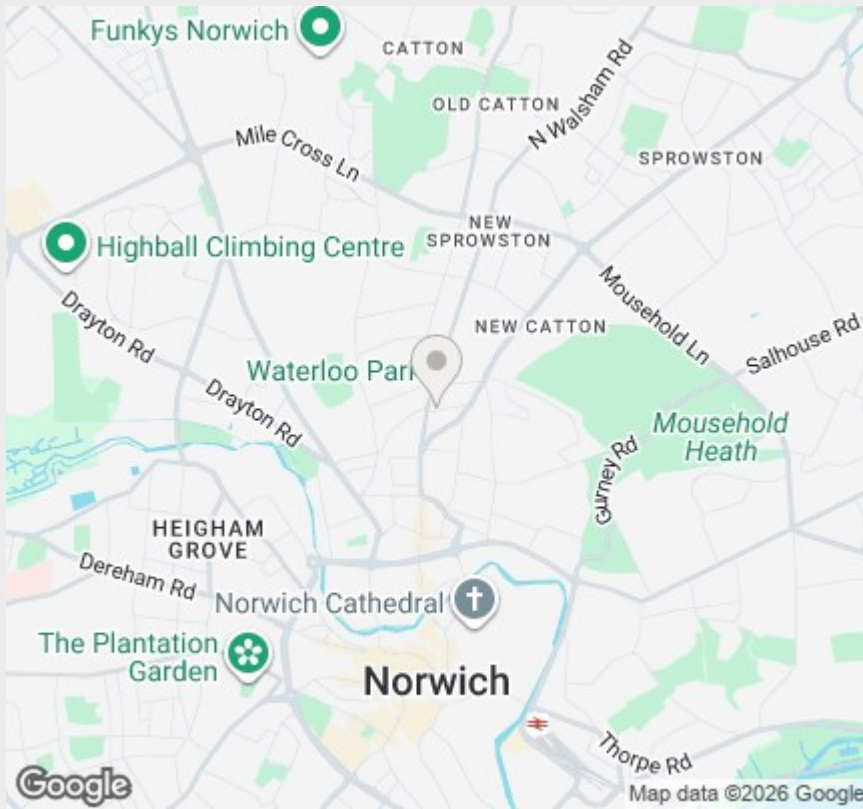
lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing.

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 £276.92. 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.

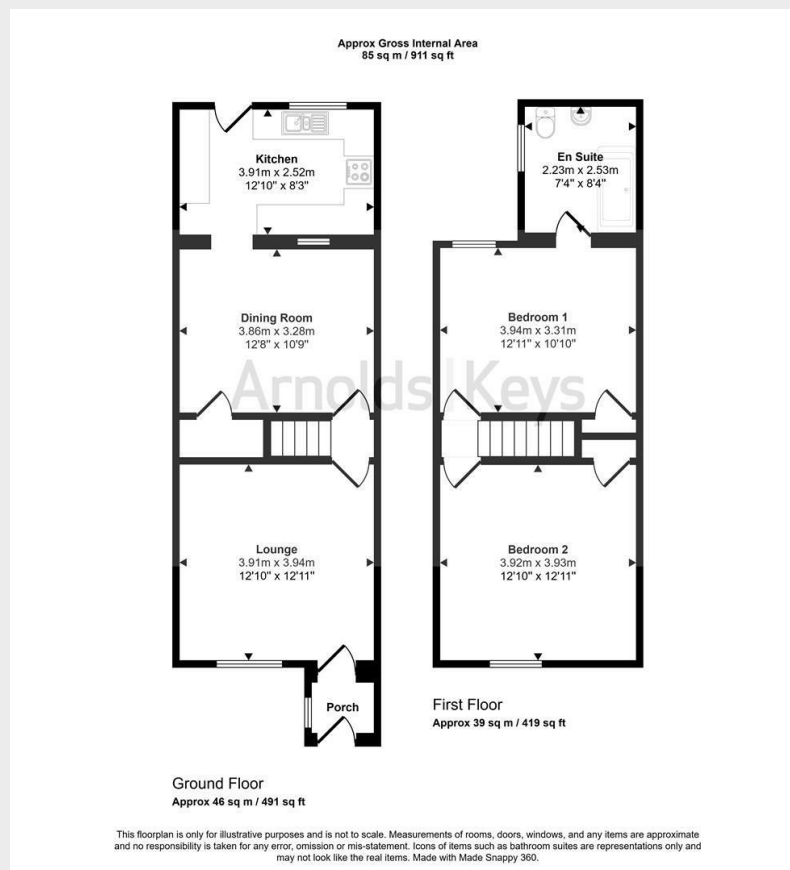


Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(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	



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.

