



**14 Bobbin Road, Norwich, NR3 2AS**

**£1,495 PCM**

- Well Presented Town House With 4 DOUBLE BEDROOMS
- 3 BATHROOMS Including an En SUITE
- Fitted Kitchen With Appliances
- Enclosed Rear Garden
- Convenient North City Location
- Comfortable and Stylish Home
- Lounge and Separate Dining Room With Access To The Rear Garden
- Gas Central Heating and Double Glazing
- Parking Space
- Accommodation Arranged Over 3 Floors



# 14 Bobbin Road, Norwich NR3 2AS

With 4 well-proportioned DOUBLE BEDROOMS, this property offers ample and versatile living space, and 3 BATHROOMS ensure convenience for all residents.

The ground floor features 2 RECEPTION ROOMS perfect for entertaining, with French doors leading from the dining room to the rear garden. The FITTED KITCHEN has a double oven, hob, integrated fridge / freezer, washing machine and dishwasher.

Located in the popular area of Bobbin Road, a short distance to the North of Norwich City centre, this well presented modern townhouse presents an excellent opportunity for families or professionals seeking a comfortable and stylish home.

Parking is available for one vehicle, providing ease and accessibility whilst additional on street parking may be available nearby. Central heating is provided by way of a gas fired boiler and there is double glazing throughout. To the rear of the property is an enclosed private garden area.



Council Tax Band: D



Situated in a popular location approximately 1.5 miles North of the City centre, this townhouse is well-connected to local amenities, schools, and transport links, making it a perfect base for exploring all that Norwich and Norfolk has to offer

EPC Rating C. Council Tax Band D

### ENTRANCE HALL

Entrance door, laminate flooring, radiator and stairs to first floor.

### LOUNGE

15'0" x 10'9"

Fitted carpet, radiator, double glazed window to front elevation and door to dining room.

### DINING ROOM

10'3" x 8'9"

Fitted carpet, radiator, French doors to garden and door to kitchen.

### KITCHEN

10'9" x 8'9"

Good range of modern base and wall units with ample worktops and inset sink. Tiled floor, inset hob with extractor over, double oven, dishwasher, larder fridge / freezer and washing machine. Door to garden.

### CLOAKROOM

Wash basin and WC.

### FIRST FLOOR LANDING

Fitted carpet, radiator, stairs to second floor and fitted shelved cupboard.

### BEDROOM

13'4" x 13'8"

Fitted carpet, radiator and double glazed window.

### ENSUITE

Shower, wash basin and WC.

### BEDROOM

9'10" x 8'9"

Fitted carpet, radiator and double glazed window.

### BATHROOM

Bath, wash basin and WC. Radiator, double glazed window and extractor.

### SECOND FLOOR LANDING

Fitted carpet and radiator.

### BEDROOM

13'11" x 8'11"

Fitted carpet, radiator, double glazed dormer window and cupboard housing central heating boiler.

### BEDROOM

17'1" x 10'4"

Fitted carpet, radiator and 3 Velux windows.

### SHOWER ROOM

Shower, wash basin and WC.

### OUTSIDE

Garden area to the front. Enclosed garden to the rear with garden shed and gate for pedestrian access to the allocated single parking space.

### TENANTS NOTE

The deposit for this property is £1725.

EPC Rating C. Council Tax Band D - 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 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.

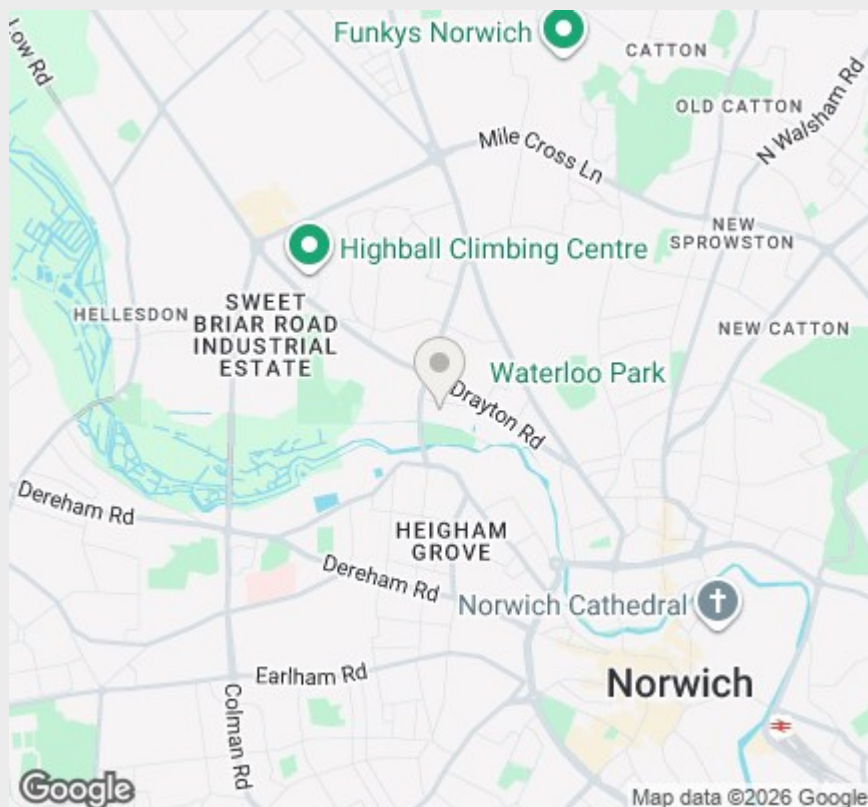
Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoing, 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 £345. 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

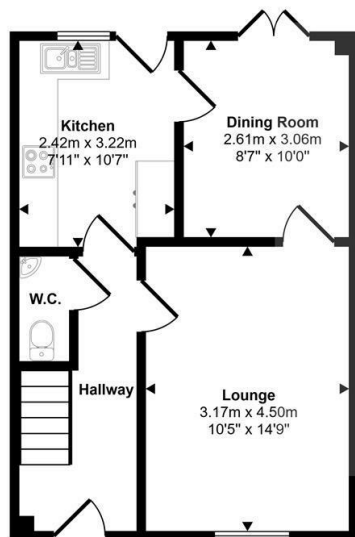
Viewings by arrangement only. Call 01603 216812 to make an appointment.

## EPC Rating:

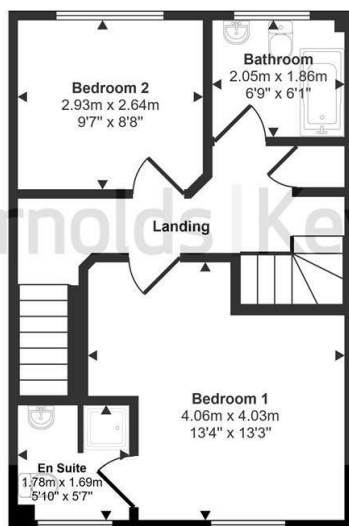
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</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	

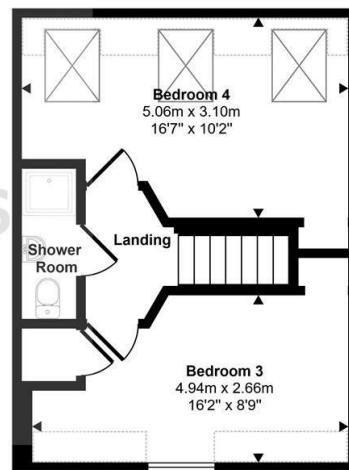
Approx Gross Internal Area  
115 sq m / 1241 sq ft



Ground Floor  
Approx 40 sq m / 428 sq ft



First Floor  
Approx 40 sq m / 431 sq ft



Second Floor  
Approx 36 sq m / 382 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.



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