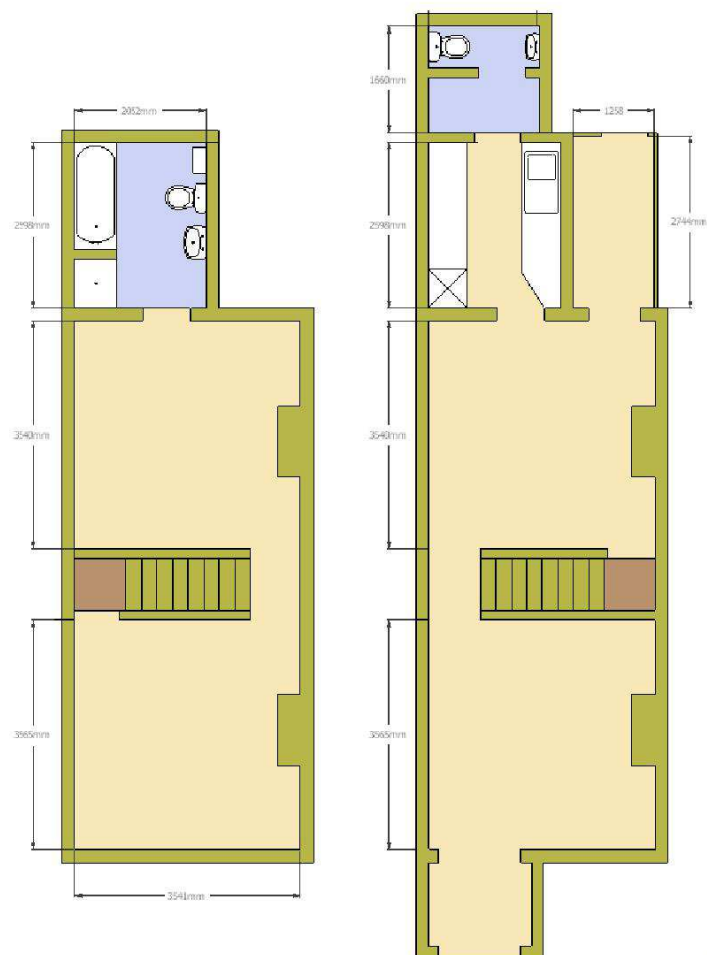


Olivers

Floor plan:



Total Floor area: 73.00m²

All information including prices, photographs, drawings and details contained in these particulars are issued in good faith and must only be used as a guide not forming part of any offer or contract. The Agent/Vendor/Landlord accepts no responsibility for misrepresentations. Prospective purchasers/tenants must themselves verify the statements contained and contact this office for clarification if required. All room measurements provided are approximate and must not be used for the purposes of ordering of carpets, furniture or any other materials, other measurements of particular interest should be independently verified. No service, equipment or appliance contained in this property has been tested; accordingly applicants are advised to commission their own survey/report prior to placing an offer.

Olivers

Mid terrace House which has undergone refurbishment to a high standard. In close proximity to local amenities and city centre.



£595 pcm

Silver Road, Norwich, Norfolk, NR3 4TL

- Two bedrooms
- Bisected rear garden
- Downstairs WC
- Period features
- Gas central heating
- Upstairs En-suite bathroom
- Undergoing Renovation
- Available: 01/09/15
- TO LET: Unfurnished

Tel: 01502 470 193 Fax: 01502 710 121 info@olivers.co.uk

Website: www.olivers.co.uk

ACCOMODATION:

ENTRANCE PORCH: 1.22m x 0.95m

Entry via UPVC front door and window to side aspect, carpet floor covering

LIVING ROOM: 3.55m x 3.51m (max)

Single glazed window with front aspect, brick fireplace surround, TV and phone point, fitted carpets, white painted timber doors, radiator, door leading to inner lobby

DINING ROOM: 3.55m x 3.51m (max)

Fitted carpets, under stairs storage cupboard, radiator, Telephone point,

UTILITY AREA: 1.25m x 2.75m

Tiled floor, UPVC back door,

KITCHEN: 2.05m x 2.60m

Range of wall and base mounted kitchen units with roll top work surfaces, built in cooker and hob. Washing machine and fridge freezer alcove, tiled floor and splash backs, single glazed window with side aspect

WC: 1.73m x 1.72m

White suite comprising hand basin and low level WC, radiator, two single glazed windows with side aspect, tiled floor

FRONT BEDROOM: 3.53m x 3.57

Double glazed window with front aspect, radiator, above stairs storage cupboard, feature fireplace, fitted carpets

BACK BEDROOM: 3.55m x 3.52m

Double glazed window with rear aspect, fitted wardrobes, feature fireplace, radiator, telephone point, fitted carpets

BATHROOM: 2.05m x 2.60m

White bathroom suite comprising Bath, low level WC and hand basin with pedestal. Shower enclosure, double glazed opaque window to rear aspect, Lino floor covering, wall mounted combination boiler

GARDENS

Front: the property is set back from the road via a small concrete path and area of foliage.

Rear: laid mainly to grass, with bisected path leading to front of the property and timber shed at the far end

PROPERTY OFFERED:

To let unfurnished on an Assured Shorthold Tenancy for an initial term of 6 months (with the view of extending) at a rent of £595 per calendar month.

Terms of Tenancy:

Viewing arrangements:

Service availability

Local Authority:

Council tax:

Please contact us before viewing this property for full details of our fees.

Strictly by appointment with Agent

Mains water, drainage, Gas and electricity connected

Norwich City Council - 01502 562 111

Band - "A" 2014 / 2015

AGENCY CHARGES

Credit Check/Reference:

Administration Fee:

First months rent:

One months deposit:

Renewal fee:

Other costs:

All charges are Inclusive of vat (where applicable) and non refundable

£50 (Per person)

£150 (Per property)

£575 (Payable in advance each month)

£595 to be held by the Deposit Protection Service for the tenancy duration

£50 (Per person)

Tenant to pay for all utilities and council tax to supplier directly

OTHER NOTES

Pets:

Smokers:

Sorry pets are not permitted at this property

Outside only

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