

Reference: R10052

Olivers

Will presented Victorian mid terrace house with good sized living space in close proximity to city centre and local amenities.



£650 pcm

244 Silver Road, Norwich, NR3 4TL

- Mid terrace House
- Gas fired C/H
- Unfurnished
- 2 bed + box room
- UPVC double glazing
- Bisected rear garden
- On road parking
- North city terrace
- Available 25/04/17

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

Website: www.olivers.co.uk

DIRECTIONS:

From Norwich Train station head southwest towards station approach, turn right onto Koblenz Avenue / A147, take the first exit at the roundabout onto Barrack Street / A147, at the roundabout take the fourth exit and stay on Barrack St / A147, turn left onto Silver Road, No 244 will be on the left.

ACCOMODATION:

LIVING ROOM: 11' 2" x 12' 3" (3.41m x 3.75m)

UPVC double glazed window and door to front aspect, fitted carpets, TV point, door leading to;

INNER LOBBY:

Staircase leading to first floor and door leading to Dining room

DINING ROOM: 11' 2" x 9' 10" (3.41m x 3.01m)

UPVC double glazed window to rear aspect, laminate flooring, radiator, under stairs storage recess with cupboard, opening leading to;

KITCHEN: 6' 5" x 8' 8" (1.97m x 2.66m)

UPVC double glazed window and door to side aspect, Range of wall and base mounted kitchen units with roll top worktops over, sink and drainer, tiled floor, and washing machine alcove.

BATHROOM: 6' 5" x 5' 2" (1.97m x 1.58m)

Three piece suite consisting of shower over panelled bath, low level WC and hand basin with taps and part tiled surround. UPVC double glazed window to rear aspect, towel rail, extractor fan and laminate flooring.

BEDROOM ONE: 11' 2" x 12' 3" (3.41m x 3.75m)

UPVC double glazed window to front aspect, over stairs storage cupboard, loft hatch, fitted carpets and radiator.

BEDROOM TWO: 11' 2" x 9' 10" (3.41m x 3.01m)

UPVC double glazed window to rear aspect, radiator, and fitted carpets.

BEDROOM THREE: 6' 5" x 8' 8" (1.97m x 2.66m)

Wall mounted gas combination boiler, UPVC double glazed window to rear aspect, fitted carpets, radiator.

OUTSIDE:

Front: Gate and concrete path leading to front door, low level walling.

Rear: Bisected courtyard extending to patio area, timber gate leading to enclosed lawned garden with shrub and flower borders, garden shed,

PROPERTY OFFERED:

To let unfurnished on an Assured Shorthold Tenancy for an initial term of 6 or 12 months (with the view of potentially extending) at a rent of £650 per month

Service availability:

Mains water, drainage, Gas and electricity connected

Local authority:

Norwich City Council, City Hall, Norwich, NR2 1NH, 0344 980 3333

Council tax:

Band - "A" 2017

FEE SUMMARY:

All charges are Inclusive of vat (where applicable) and are non refundable. For further details please see 'Application process and Fees form'

Credit Check/Reference:

£80 (Per person)

Right to rent checks:

£20 (per person)

Guarantor check:

£50 (Per person - if required)

AST + Inventory share:

£150 (Per property)

First months rent:

£650 (Payable in advance)

One months deposit:

£650 to be held by the Deposit Protection Service for the tenancy duration

PETS - Considered:

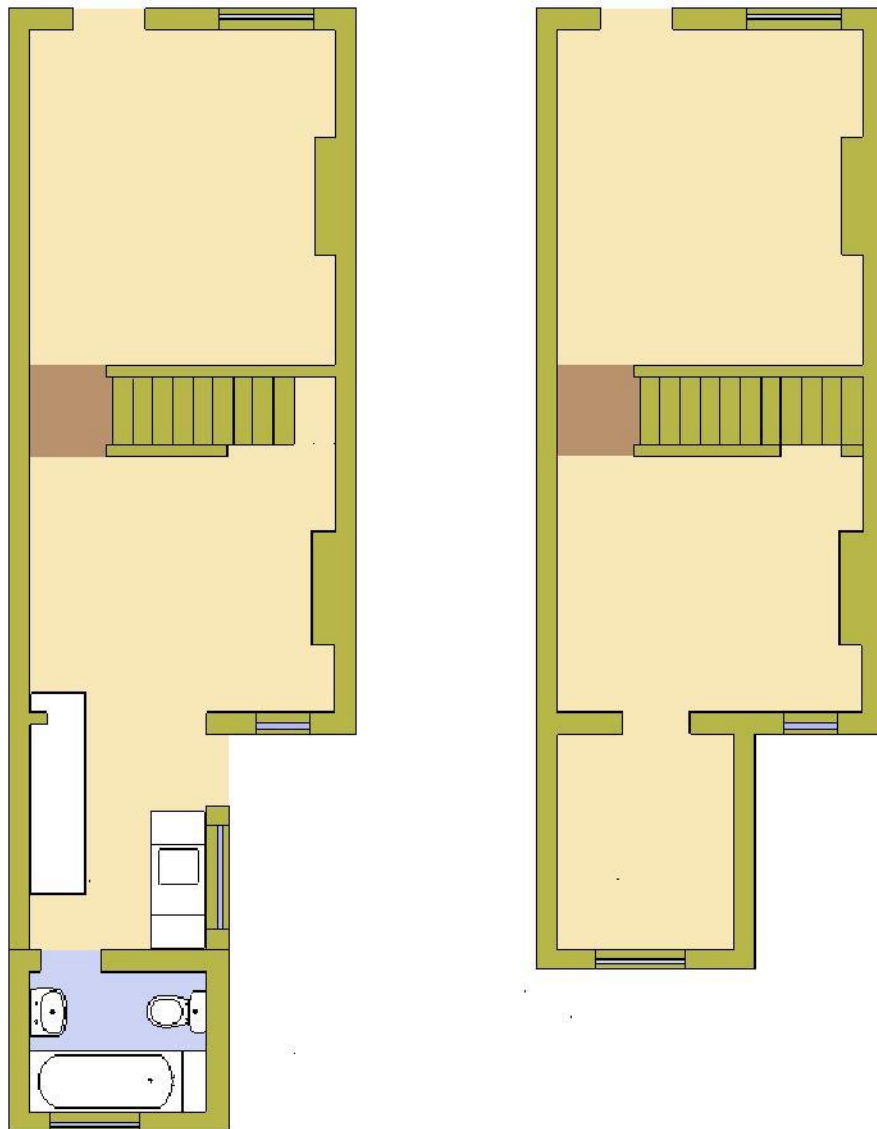
Subject to a Non refundable Pet Fee of £100 - for fumigation at end of Tenancy. Additional ½ months deposit (£325.00) - held by the Deposit Protection Service. Additional fee of £25.00, to cover the cost of preparing Pet agreement.

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.



FLOOR PLAN:

244 Silver Road, Norwich NR3 4TL



Total Floor area: 76m² / 249' 4"

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Energy Performance Certificate




244, Silver Road
NORWICH
NR3 4TL

Dwelling type: Mid-terrace house
Date of assessment: 15 September 2009
Date of certificate: 15-Sep-2009
Reference number: 8541-6421-6460-0705-4092
Total floor area: 76 m²


This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81 - 91) B		
(69 - 80) C	72	74
(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 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81 - 91) B		
(69 - 80) C	69	69
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	223 kWh/m ² per year	217 kWh/m ² per year
Carbon dioxide emissions	2.8 tonnes per year	2.8 tonnes per year
Lighting	£64 per year	£38 per year
Heating	£424 per year	£429 per year
Hot water	£93 per year	£93 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome