



145 Neville Road

Sutton, Norwich, NR12 9RR

£995 PCM



Aldreds Lettings are delighted to offer this superbly presented newly refurbished three bedroom house situated in a cul-de-sac close to local shops and schools. The accommodation comprises of an entrance hall, large living room, dining room, conservatory, modern kitchen, two double bedrooms, single bedroom, bathroom with shower over the bath, garden, parking & garage, Energy Rating C, Council Tax Band B, UNFURNISHED



Entrance Hall

Part obscure uPVC glazed entrance door with glazed side panel, storage heater, power points, stairs to first floor landing, door giving access to;

Lounge 12'8" reducing to 10'8" x 13'11" (3.87m reducing to 3.27m x 4.25m)

Window to front aspect, power points, telephone point, television point, open plan access to;

Dining Room 10'1" x 7'8" (3.08m x 2.35m)

Storage heater, power points, glazed French doors to conservatory, door to giving access to;

Conservatory 9'10" x 7'10" at max (3m x 2.4m at max)

Of a uPVC sealed unit double glazed construction with a pitched Polycarbonate roof with sliding patio doors giving access to rear garden.

Kitchen 10'0" x 7'11" (3.07m x 2.42m)

Window to rear aspect, under stairs cupboard, a range of modern kitchen units with rolled edge work surface and tiled splash back, stainless steel sink drainer with mixer tap, integrated electric oven, ceramic hob, stainless steel chimney extractor, space and plumbing for additional appliances.

Bedroom 1 12'2" x 8'11" (3.73m x 2.72m)

Window to front aspect, power points.

Bedroom 2 11'10" x 8'11" reducing to 7'3" (3.62m x 2.73m reducing to 2.23m)

Window to rear aspect allowing an attractive farmland view to the rear, power points.

Bedroom 3 9'3" x 6'9" at max (2.83m x 2.08m at max)

Window to front aspect, power points, television point, built-in cupboard.

Bathroom

Obscure glazed window to rear aspect, panelled walls, bath with electric shower attachment over, low level w.c., hand wash basin with mono bloc tap in a fitted vanity storage unit.

Outside

Fully enclosed rear garden mainly laid to lawn.

Garage & Parking

Gravel parking area to the front of the property, unrestricted on street parking. Single garage en-bloc.

Additional Information

RENT

Rent is exclusive of Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

TENANCY

6 Months Assured Shorthold.

TERMS

NO SMOKING

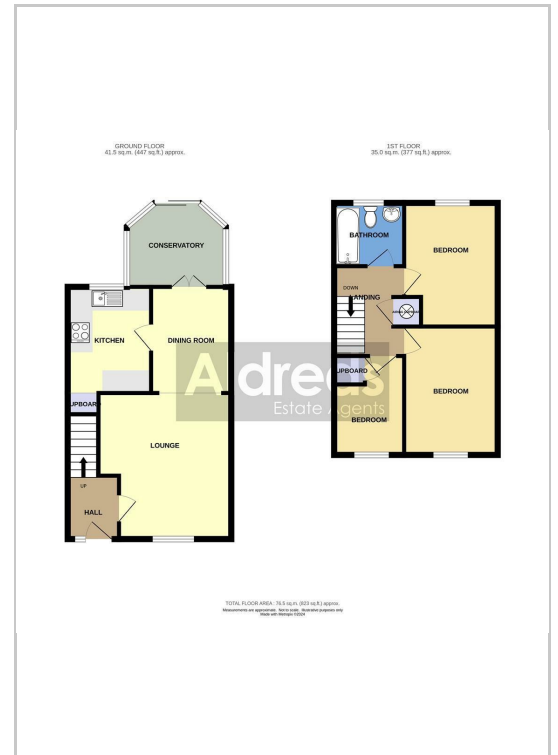
ADDITIONAL INFO

All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in advance and a Dilapidations deposit equivalent to 5 weeks' rent will also be required when agreements are signed. The Dilapidations Deposit is returnable after completion of a satisfactory tenancy. The aforementioned charges would be payable by bankers draft, a cheque drawn on a Building Society account, cash or Debit Card. NOT A PERSONAL CHEQUE.

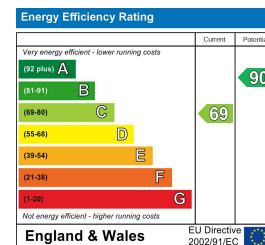
Area Map



Floor Plans



Energy Efficiency Graph



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