



Ella Road
Norwich

£975 PCM

A two bedroom Victorian house set in the heart of Thorpe Hamlet an ideal location close to local shops, schools, train station & city centre. Comprising Living room, Dining room, Kitchen, Bathroom, Shower Room, 2 Double Bedrooms, garden & permit parking. Unfurnished & NOW.



- Terraced House • Living Room, Dining Room • Kitchen • Two Double Bedrooms • Bathroom & Shower Room • Garden • Permit Parking • Unfurnished • Available NOW • Call Henleys to view

LIVING ROOM

uPVC front entrance door, uPVC double glazed window to the front aspect, featured fire place, TV aerial point, telephone point, wall mounted gas fired radiator, carpeted flooring, door to dining room and stairs. New carpets being fitted March 2024.

DINING ROOM

uPVC double glazed window to the rear aspect, under stairs storage cupboards, wall mounted gas fired radiator, carpeted flooring, door to Kitchen. New carpets being fitted March 2024.

KITCHEN

uPVC double glazed window to the side aspect, range of base and wall mounted units set beneath roll edge work surfaces, inset one and a half bowl sink and drainer unit with mixer tap over, integrated washing machine, dishwasher (left at goodwill), fridge/freezer (left at goodwill), inset ceramic hob with stainless steel and glass chimney style extractor hood over, built in electric oven, tiled splash backs, wood effect tiled flooring, door to Shower Room and uPVC double glazed door to Garden.

SHOWER ROOM

Obscure uPVC double glazed windows to the rear aspect, shower, wash hand basin, low level WC, wall mounted gas fired radiator, tiled splash backs, vinyl type flooring.

BEDROOM 1

Double bedroom with uPVC double glazed window to the front aspect, feature fireplace, wall mounted gas fired radiator, carpeted flooring.

BEDROOM 2

Double bedroom with uPVC double glazed window to the rear aspect, feature fireplace, wall mounted gas fired radiator, carpeted flooring, door to Bathroom.

BATHROOM

Obscure uPVC double glazed window to the side aspect, bath with mixer tap over, pedestal wash hand basin with mixer tap over, close coupled dual flush WC, tiled splash backs, wood effect vinyl type flooring.

GARDEN

Mainly laid to lawn with paved patio area, various shrubs and small garden shed. Garden works will commence in the next few weeks for the rear garden to replace the lawn area with either shingle or patio to make it a low maintenance garden.

RESTRICTIONS

Tenants who smoke cannot be considered for a tenancy at this property. Pets not permitted.

UTILITIES

Mains electricity, gas, water and sewerage connected.

FEES & DEPOSITS

There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £219.23 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£730.77) along with the deposit of £1,096.15 on the first day of the tenancy.

Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

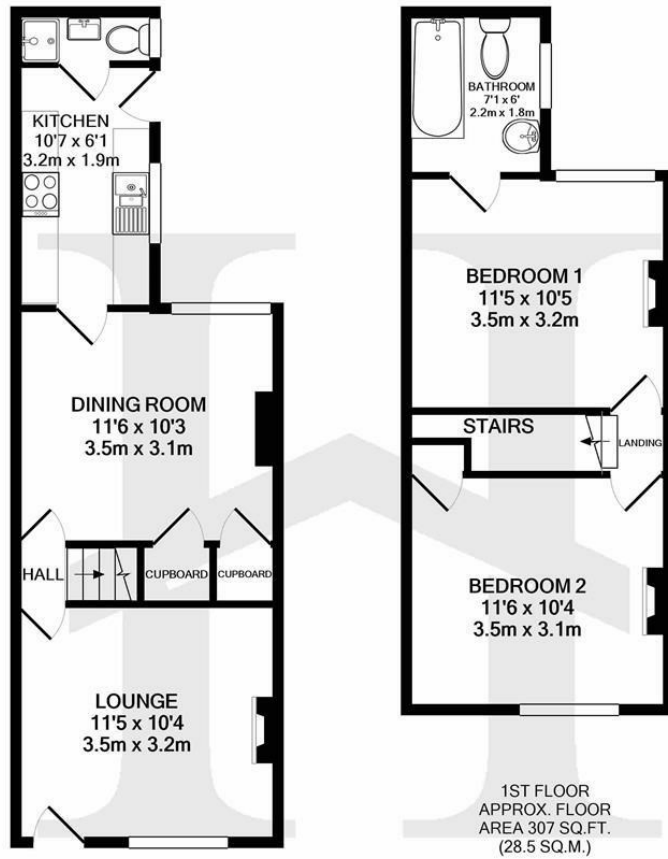
Henleys are a member of The Property Ombudsman and are part of the Propertymark Client Money Protection Scheme.



MOBILE & BROADBAND COVERAGE

Ultrafast broadband available. Good mobile coverage indoors and outdoors. For further details on networks and providers please visit <https://checker.ofcom.org.uk/>.

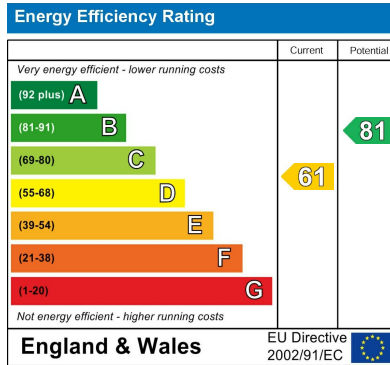




GROUND FLOOR
APPROX. FLOOR AREA 338 SQ.FT. (31.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 645 SQ.FT. (59.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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HENLEYS
Residential Sales & Lettings

Cromer Lettings
15 West Street
Cromer
Norfolk
NR27 9HZ

01263 511111
cromer@henleysea.co.uk
www.henleysea.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements