



2 Trix Road, Norwich

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Independent Estate Agents

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### The Property

The property offered for let is a spacious Victorian, end of terrace house with well appointed accommodation over three floors. The property is situated in a great location being within the so called Golden Triangle and thus is within easy reach of the local amenities and in turn the City centre. The accommodation offered has two reception rooms and three bedrooms. Outside there is parking in the street and an enclosed rear garden.

### Location

Central Norwich offers some of the UK's best shopping facilities including two indoor malls, a daily market and a wide selection of shops and stores. There are also numerous bars and restaurants, a choice of cinemas and theatres and an impressive array of historic buildings. There is a mainline rail service from Norwich to London which reaches Liverpool Street station in less than two hours.

### Directions

### Accommodation

The accommodation comprises of

Front door, leading to -

Entrance Hall

Radiator, polished wooden floor boards, staircase to first floor.

#### **Sitting Room (14'9 x 11'6)**

Period fireplace, two shelved alcoves. Radiator, polished wooden floorboards.

#### **Dining Room (12' x 11'5)**

Radiator, two shelved alcoves, polished wooden floorboards.

#### **Kitchen (10'7 x 9'7)**

Range of fitted base units working surfaces over. Inset 1 1/2 bowl sink unit with mixer tap. Plumbing for washing machine, fitted double oven, gas hob, extractor hood. Tiled splashbacks, range of matching wall units. Radiator. Walk in shelved pantry. Gas fired boiler for central heating and domestic hot water.

#### **Study (9' x 8'6)**

Radiator, door to outside.

Cloakroom

Wc,

First Floor Landing

Fitted cupboard.

#### **Bedroom One (14'7 x 9'5 double aspect)**

Radiator. Fitted shelving.

#### **Bedroom Two (15' x 13')**

Radiator. Fitted wardrobe

Bathroom

Panelled bath with mixer tap over, wc, vanity unit with basin over. Fitted shower cubicle. Heated towel rail.

Second Floor

**Bedroom Three (15' x 14'2)**

Radiator. Storage cupboard

Curtilage

There is permit parking in Trix Road. To the rear of the property there is a garden area that is paved with inset flower and shrub beds and a pedestrian gate leads down the side of the property with access to Trix Road.

General Information

Rent: £1400 per calendar month, payable in advance.

Type of Let: Unfurnished assured short hold tenancy.

Damage Deposit: £1615.00 refunded at the end of the tenancy if no claim is justified.

Services: Tenants will be responsible for all services and council tax.

Council Tax Band:

Local Authority: Norwich City Council.

References required: Bank, employment and present or previous landlord if applicable. We also carry out a credit check.

Fees: **There will be a £320 holding deposit to be refunded from the first month's rent.** Tenants should arrange their own contents insurance.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application. Pets may be considered.

Availability: This property is available from the end of September 2023

Term and length of tenancy: Unfurnished assured short hold tenancy, initially 6 or 12 months.

Viewings: Through the agents, Pointens Estate Agents, tel: 01263 711880.

Ref: H313086L

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

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