



# 1 School Yard Cottages Triangle Yard

£895

This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two lovely bedrooms, there's plenty of space for a small family or for those who enjoy having a guest room or home office.

The house features a well-maintained bathroom, ensuring your comfort and convenience. Parking is made easy with space for one vehicle, making trips to the shops or commuting a breeze. Additionally, the option of a zero deposit at a fee of just 1 week's rent provides flexibility for those looking to move in without a large upfront cost. Located in a vibrant area, this property offers a wonderful opportunity to be part of a thriving community. The initial AST for 6 months provides security and peace of mind for those looking for a stable living arrangement.

Don't miss out on the chance to make this house your home. Simply click 'email agent' to get in touch and arrange a viewing. A registration form is required before viewing, so you can secure your spot to see this delightful property.



- 2 Bedrooms • Underfloor heating • Off road parking • Central location • Zero deposit option available

### **Entrance Hall**

Large entrance hall leading to stairs, kitchen and WC.

### **Downstairs WC**

Large cloakroom, housing heating unit. WC and basin.  
Ample room for storage options.

### **Open plan Kitchen**

Open plan living area with patio doors leading to garden.  
Rear access from garden for bins and bikes etc. Kitchen includes oven and hob.

### **Living Space in Kitchen**

Good size open plan living area

### **Back bedroom**

Good size double overlooking back garden.

### **Bathroom**

Good quality bathroom with shower over bath.

### **Front bedroom**


Nice size double or large single.

### **Landing**







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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

Castle Homes Lettings Ltd  
 36 Bridge Road  
 Oulton Broad  
 Lowestoft  
 Suffolk  
 NR32 3LR

01502 589 280  
 becky@castlehomeslettings.co.uk  
 www.castlehomeslettings.co.uk

