



70 Leng Crescent, Norwich, NR4 7NY

£1,300 Per month

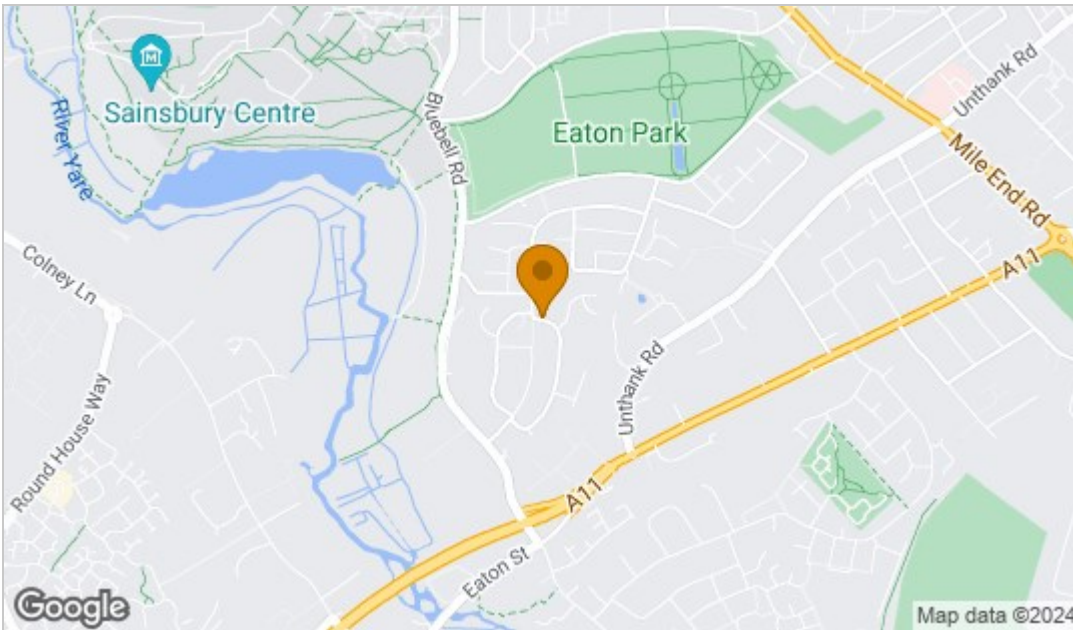
****Student Let**** This deceptively spacious student let offers an large open lounge/dining area, fully fitted kitchen and conservatory. The first floor boasts three double bedrooms and shower room, the property is let fully furnished.

*Agent Note - Additional £50 per person per month for all bills and Wifi.



Floor Plan

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



T: 01603 558 666
M: 07369213457
E: david@musgroveandcoestates.co.uk
A: 48 Market Place, North Walsham, Norfolk, NR28 9BT