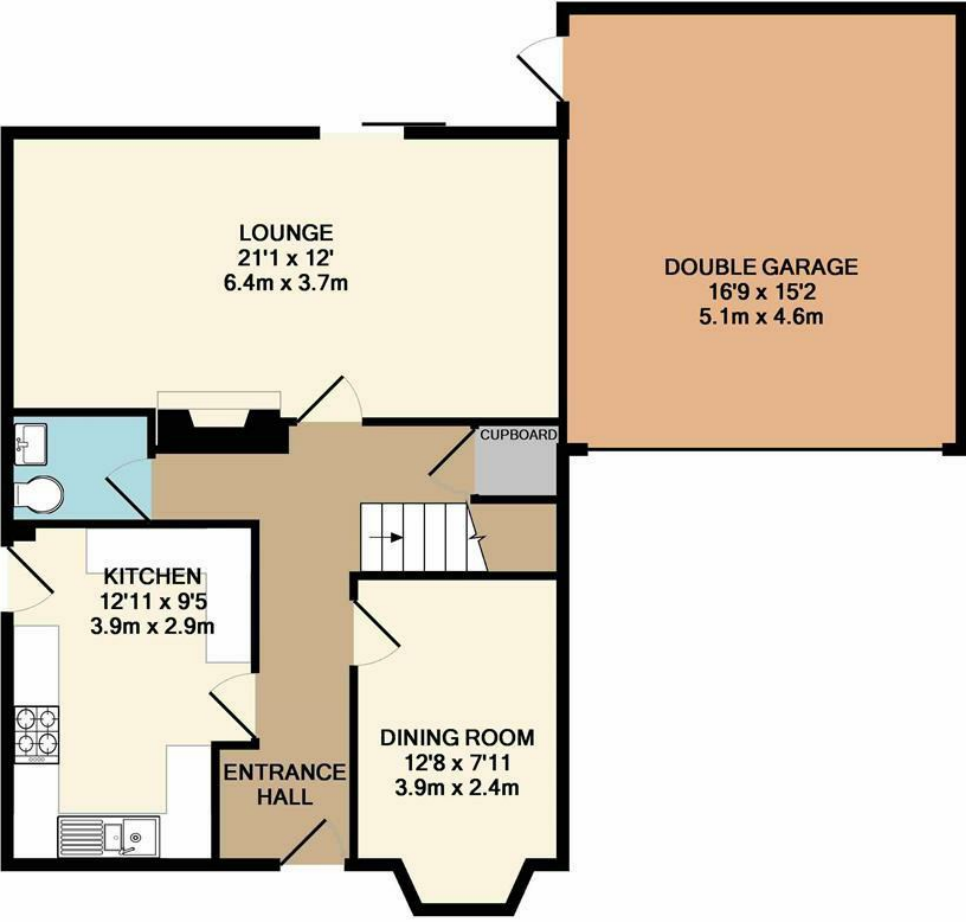
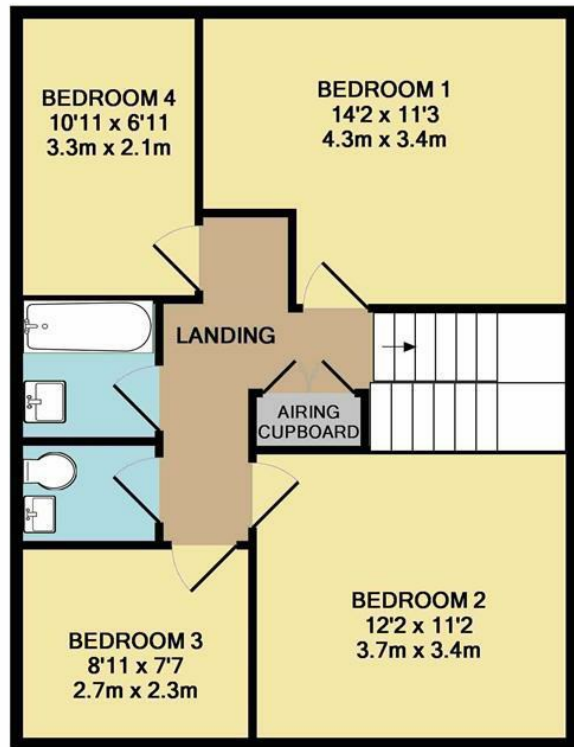




Buckland Rise | Norwich | NR4
PCM £1,650 PCM



GROUND FLOOR
APPROX. FLOOR
AREA 846 SQ.FT.
(78.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 586 SQ.FT.
(54.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1431 SQ.FT. (133.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		68	
(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	

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



Modern detached house situated in the popular suburb of Eaton. Accommodation features four bedrooms and bathroom to the first floor whereas to the ground floor there are two reception rooms, kitchen breakfast room and WC. To the outside there is a double garage, off road parking and an enclosed rear garden.

Situated in a popular residential area served by a variety of local amenities including shops, schools and public parks. Within easy reach of the A11 and the A47 Southern Bypass and approximately 2 miles from the historical city centre of Norwich.

Eaton village lies to the south of the city centre just off the Newmarket Road, close to the A47 and A11. The village boasts a wide range of amenities, including shops, Waitrose supermarket, schools, public houses, public parks and a challenging 18-hole golf course.

