



WIDOWS ROW

SOMERLEYTON, NR32 5QD

£861 PCM

Grade II listed terrace cottage in the popular location of Somerleyton. The ground floor comprises of living room, fitted kitchen, small rear lobby, bathroom with shower. The first floor has two double bedrooms. The property benefits from night storage heating, open working fireplace, front garden, bisected rear garden, on street parking. The rent includes annual garden and gutter maintenance.

Sitting Room: 3.30m x 3.22m

Kitchen: 2.08m x 1.62m

Lobby: 2.22m x 0.74m

Bathroom: 2.06m (1.43m from bath panel) x 1.52m

Bedroom 1: 3.44m x 3.22m (2.40m to HWT cupboard & 2.85m to chimney breast)

Bedroom 2: 2.23m X 4.17m

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| 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 | |

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

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