

TO LET



Semi-Detached House

POCHARD STREET COSTESSEY NR8 5FP

Per Month

£1,200pcm

FEATURES

- Available Now
- Semi Detached
- Cu-de-sac
- Enclosed Rear Garden
- Three Bedrooms
- Three Toilets
- Woodlands Behind
- Off Road Parking



3 Bedroom House - Townhouse located in Norwich

Description

Tucked away in a discreet no through road and backing onto woodland, is this well-proportioned three bedroom semi detached home. Solid wooden flooring in the entrance hall, W.C and living room with dual aspects to the majority of the rooms making this home light and airy throughout. Entering the home via the entrance hall there are stairs to the first floor and doors into the bay fronted sitting room, W.C and modern fitted kitchen/diner with patio doors onto the garden. Upstairs are three bedrooms with upgraded modern en suite to the master bedroom as well as a separate family bathroom.

Entrance Hall

Composite front door with privacy glass inserts, carpeted stairs to the first floor, under stairs storage cupboard, radiator, access to kitchen/diner, cloakroom and lounge.

Living room

15'8" x 13'1"

Box bay fronted UPVC double glazed window to the side aspect, UPVC double glazed window to the front aspect, two radiators and wood flooring.

WC

Low level WC , pedestal sink basin with splash-back tiles, laminate flooring and radiator.

Kitchen/Diner

15'8" x 9'6"

Comprising a range of wall and base units with laminate work tops, integrated electric oven with gas hob and extractor hood over, space and plumbing for dish washer and washing machine, space for fridge/freezer, stainless steel sink with drainer, two UPVC double glazed windows to the front and side aspects, UPVC double glazed double doors to the rear garden, tiled flooring and a radiator.

Bedroom

8'10" x 13'0"

UPVC double glazed window to the front aspect, fitted wardrobe, radiator and carpet to the floor.

Ensuite

UPVC double glazed window to the side aspect with privacy glass, low level WC, sink basin with storage, walk in show with splash back tiles, heated towel rail, laminate flooring and extractor fan.

Bedroom 2

8'10" x 12'9"

Two UPVC double glazed window to s to the front and side aspect, radiator and carpet to floor.

Bedroom 3

7'2" x 10'2"

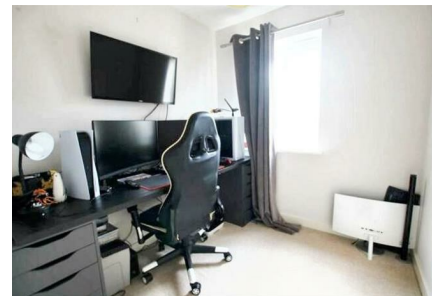
UPVC double glazed window to the side aspect, radiator and carpet to floor.

Bathroom

Panel bath with shower attachment and tiled backing, hand wash basin, low level WC, part tiled walls, laminate flooring, radiator and an extractor fan.

Outside

Enclosed garden to the rear of the property, laid to lawn with patio area which is bordered by mature shrubs and flowerbeds. Gated side access to the off-street parking area at the front.



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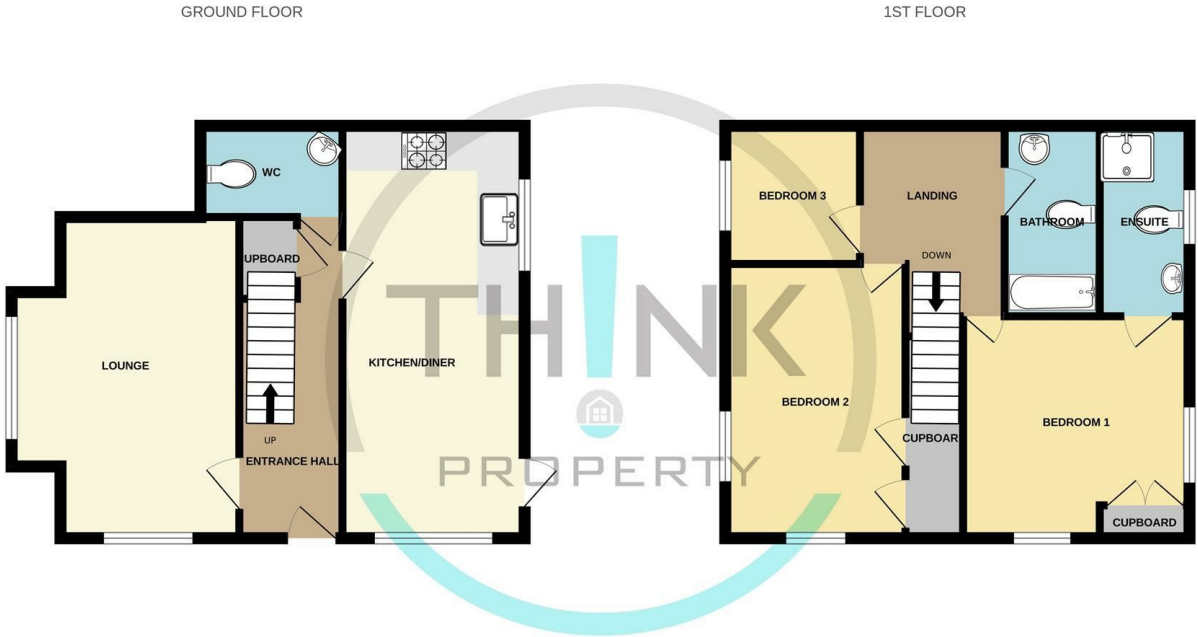
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Council Tax Band

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Whilst every attempt has been made to ensure the accuracy of the floorplan 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			91
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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 are advised to recheck the measurements.

