

TO LET

Bungalow - Semi Detached

**1 TIERCEL AVENUE,
NORWICH, NR7 8JN**

£1175pcm

FEATURES

- Modern Throughout
- Large Driveway
- Spacious Bedrooms
- Close to Local Amenities
- Garage



3 Bedroom Bungalow - Semi Detached located in Norwich

Nestled in the charming area of Tiercel Avenue, Norwich, this delightful property offers a perfect blend of modern living and convenience. Recently refurbished, the home boasts a fresh and inviting atmosphere, making it an ideal choice for professionals seeking a comfortable abode.

The property features three well-proportioned bedrooms, providing ample space for relaxation and rest. The single reception room is a versatile area, perfect for entertaining guests or enjoying quiet evenings. The bathroom is thoughtfully designed, ensuring both functionality and comfort.

One of the standout features of this residence is its proximity to local amenities. Residents will find a variety of shops, cafes, and services just a short stroll away, enhancing the ease of daily life. Whether you are looking for a leisurely weekend outing or the convenience of nearby essentials, this location caters to all your needs.

This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the benefits of a recently updated home. Do not miss the chance to make this lovely property your new home in Norwich.



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Living Room

10'7" x 15'10"

Spacious living room with big double glazed bay window. Custom made beige blind, gas fire place. telephone and TV point.

Kitchen

8'11" x 13'1"

Modern and light, with space for dining table. Energy efficient Induction hob and electric oven below. Space for washing machine and free standing fridge/freezer.

Bedroom 1

11'11" x 10'6"

Master bedroom, window overlooking the back garden, with built in airing cupboard with shelving.

Bedroom 2

Big window overlooking the front, TV point.

Bedroom 3

8'5" x 9'11"

Overlooking the back garden

Bathroom

Modern bathroom suite in white comprising electric shower, WC and wash basin, towel warmer/ radiator, frosted window.



Call us on

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Council Tax Band

C



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(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.

