

Arnolds | Keys

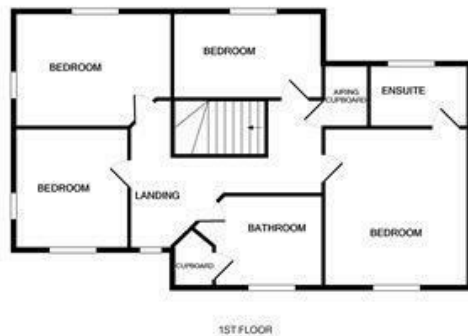
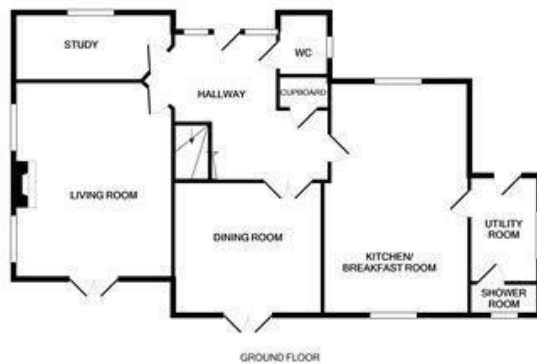


Oakyards, Stibbard Road, Wood Norton, Dereham, Norfolk, £1,350 PCM

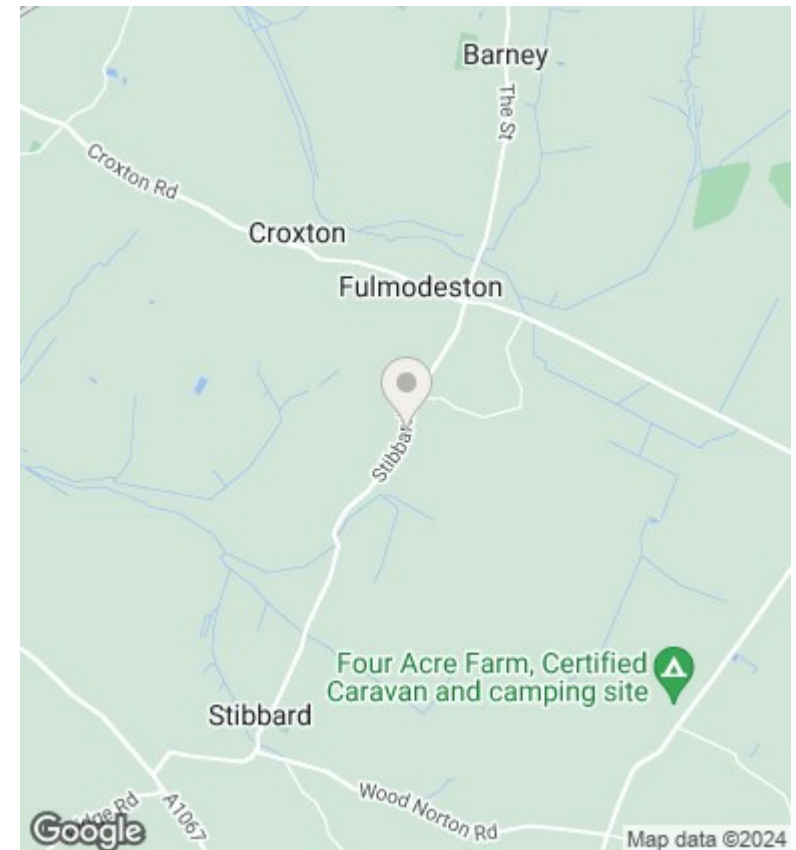
- Modern Detached House
- Kitchen / Breakfast Room
- Off Road Parking
- EPC Rating D
- 4 Bedrooms
- 2 Reception Rooms
- Oil Central Heating and Double Glazing
- En-suite Bathroom
- Study
- Subject to an Agricultural Occupancy Condition

25 King Street, Norwich, Norfolk, NR1 1PD
01603 216812

lettings@arnoldskeys.com
www.arnoldskeys.com



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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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Directions

From Norwich on Fakenham Road through Lenwade. At Guist Clock turn right towards Holt. At first x roads there is a turn to Stibbard and to Wood Norton – take turn to WN. Head towards church. Up an unmade track between the village hall and the church, go up track(bridleway) and property is at the end on the right. The occupation of the dwelling shall be limited to a person employed, or last employed, locally in agriculture as defined in Section 221(1) of the Town

Viewings

Viewings by arrangement only. Call 01603 216812 to make an appointment.

Council Tax Band

D

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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