

# Arnolds | Keys



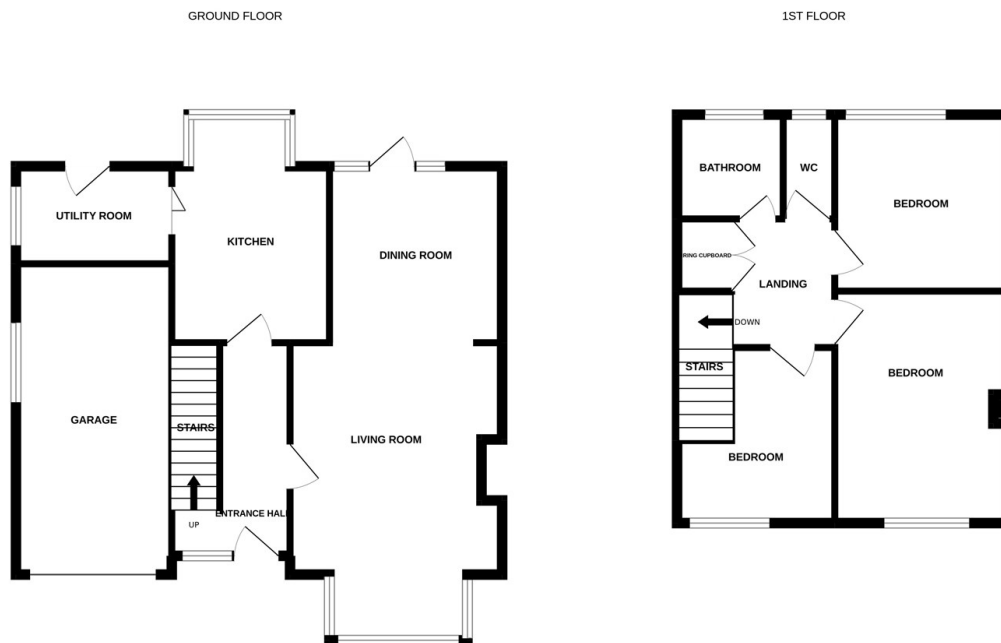
1 Westbourne Road, Coltishall, Norwich, NR12 7HT

£1,050 PCM

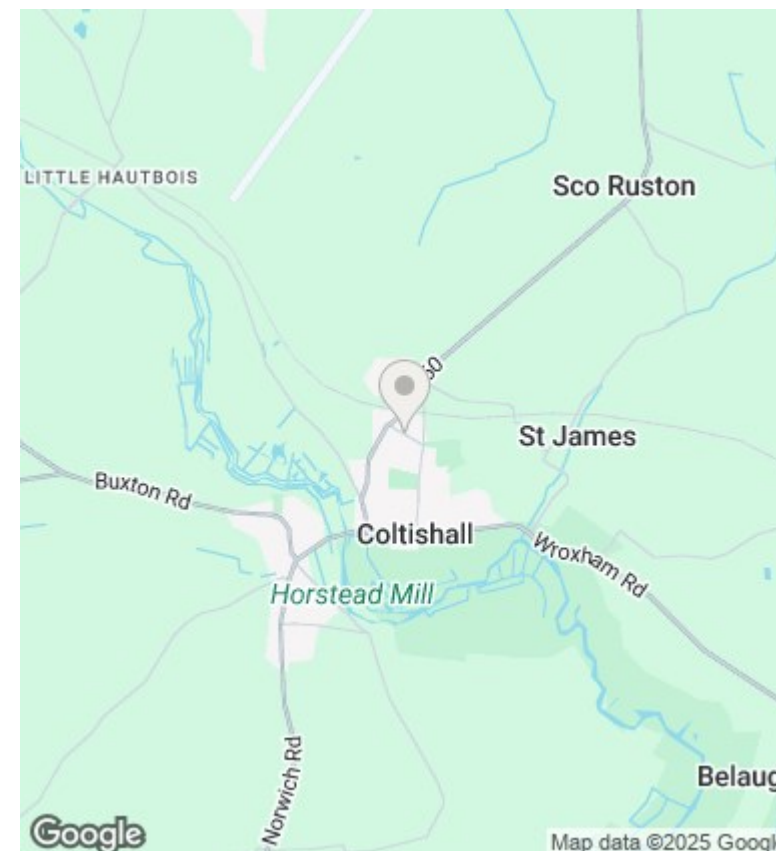
- Semi Detached 3 Bedroom House
- Kitchen
- Open Plan Living/Dining Room
- Utility Room
- Bathroom With Over Bath Shower and separate WC
- Garden with Summer House
- Garage And Parking
- UPVC Double Glazing
- Gas Central Heating
- EPC Rating C

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

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www.arnoldskeys.com



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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## Directions

## Viewings

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

## Council Tax Band

C

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		