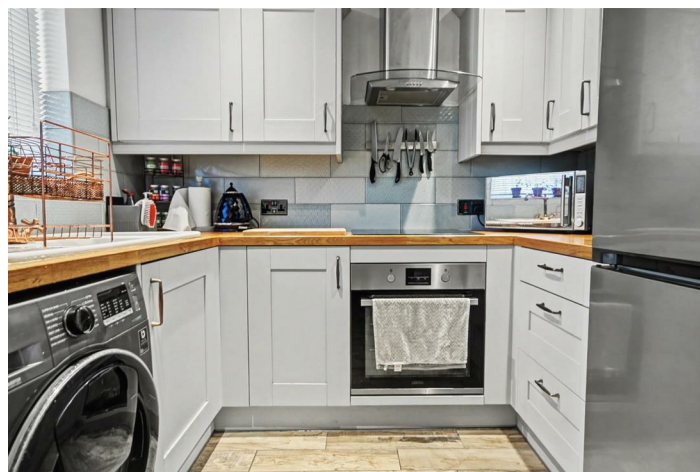
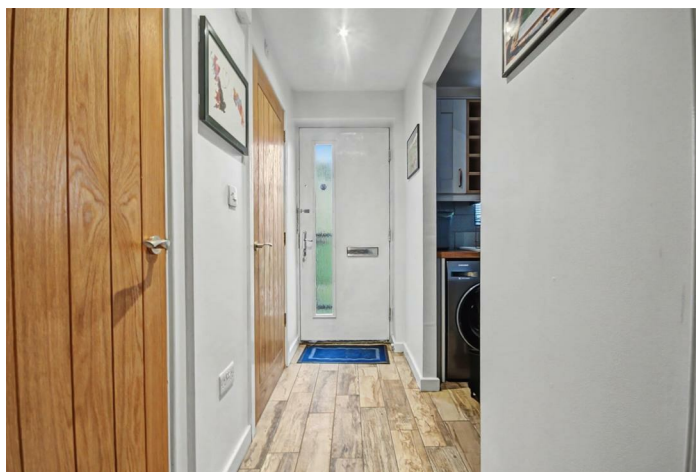


TO LET



House - Terraced (EPC Rating: B)

7 ST. SIMON CLOSE, COSTESSEY,  
NORWICH, NR8 5ES

£1100

Per Month

- Sought after location
- 2 generous sized bedroom
- Modern finish
- Low maintenance rear garden



# 2 Bedroom House - Terraced located in Norwich

This delightful terraced house offers a perfect blend of modern and rustic decor, creating a warm and inviting atmosphere. The property features two spacious double bedrooms, ideal for couples, small families, or those seeking a comfortable guest room.

The well-appointed reception room serves as a versatile space, perfect for relaxation or entertaining guests. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the parking space available for one vehicle, a valuable asset in this sought-after location. Costessey is known for its friendly community and excellent amenities, making it an ideal place to call home.

This charming house presents a wonderful opportunity to enjoy a peaceful lifestyle in a desirable area. Do not miss the chance to make this lovely property your own.

## Kitchen

Modern finish kitchen with integrated hob and oven.



## Living room

Large Living room leading to garden through French doors,

## Bedroom 1

Large double bedroom with lots of natural light, carpeted for comfort.

## Bedroom 2

Good sized double bedroom. Carpeted

## Bathroom

Modern, rustic feel. white suite with shower above the bath,



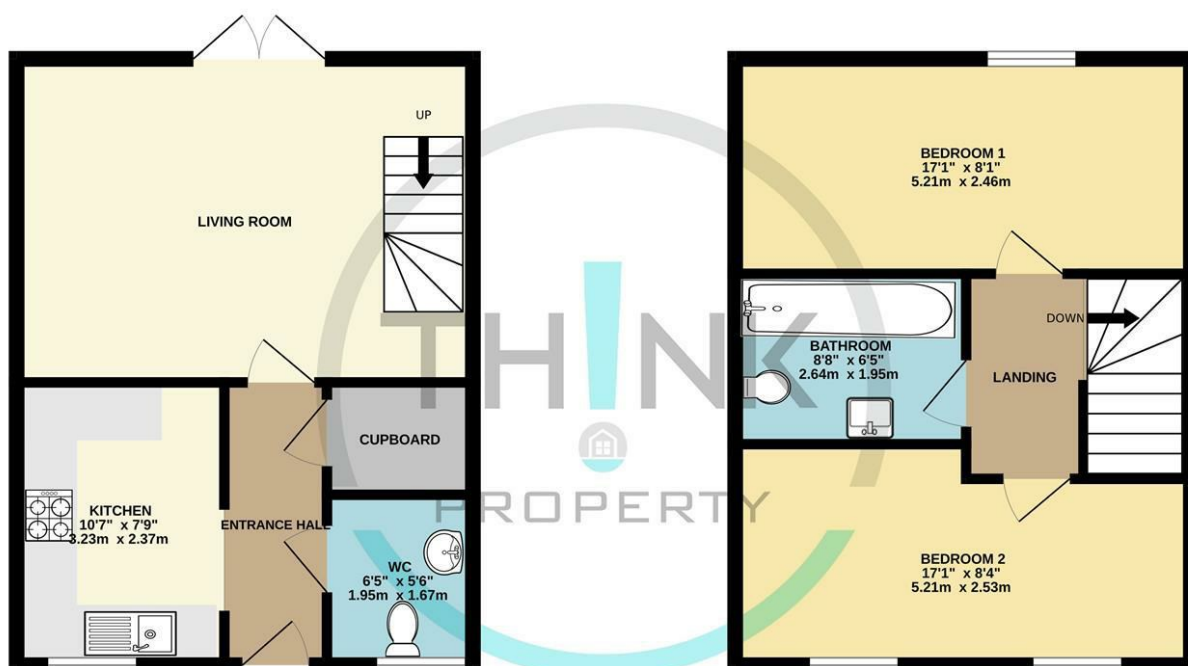




NORWICH LETTINGS | 3 VISION PARK, QUEENS HILLS, NORWICH, NR8 5HD

GROUND FLOOR  
389 sq.ft. (36.1 sq.m.) approx.

1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



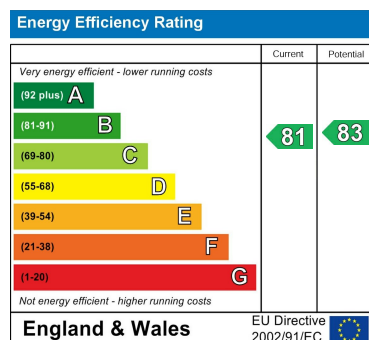
TOTAL FLOOR AREA : 778 sq.ft. (72.2 sq.m.) approx.

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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Council Tax Band

**B**

Energy Performance Graph



Call us on

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<https://www.thinkproperty.ltd/>

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.

