

TO LET



House - Semi-Detached

**11 HERON ROAD,
COSTESSEY,
NORWICH, NR8 5FJ**

Per Month

£1,200 Per

FEATURES

- Semi-detached
- Recently Decorated
- Local Transport Routes
- Allocated Parking
- Sought After Location
- Downstairs WC



2 Bedroom House - Semi-Detached located in Norwich

Entrance Hall

Sealed unit double glazed door to the front, doors to the wc, kitchen and the sitting/dining room.

is special due to the double width created as it goes behind the neighbours garage. Mainly laid to lawn with patio and rear gate out to the parking.

Kitchen

Sealed unit double glazed window to the front, range of base and wall mounted stylish units, integrated gas hob with electric oven and extractor fan over. Space for washing machine and dishwasher along with space for full height fridge/freezer. Wall mounted gas boiler that was replaced by the properties careful original owner.

WC

Sealed unit double glazed window to the front, wc and wash hand basin.

Sitting/Dining Room

Sealed unit double glazed double doors out to the garden, radiator and stairs up to the first floor. Two radiators.

Landing

Doors to the bedrooms and the bathroom.

Principal Bedroom

Sealed unit double glazed windows to the front, built in sliding door wardrobe and radiator.

Bedroom Two

Sealed unit double glazed window to the rear and radiator.

Bathroom

Panel bath with shower attachment and screen, wash hand basin and wc. Tiled splashbacks with further half tiling to walls.

Outside

There is a well kept garden to the front. The allocated parking space is at the rear with further parking at the front. The rear garden as previously mentioned

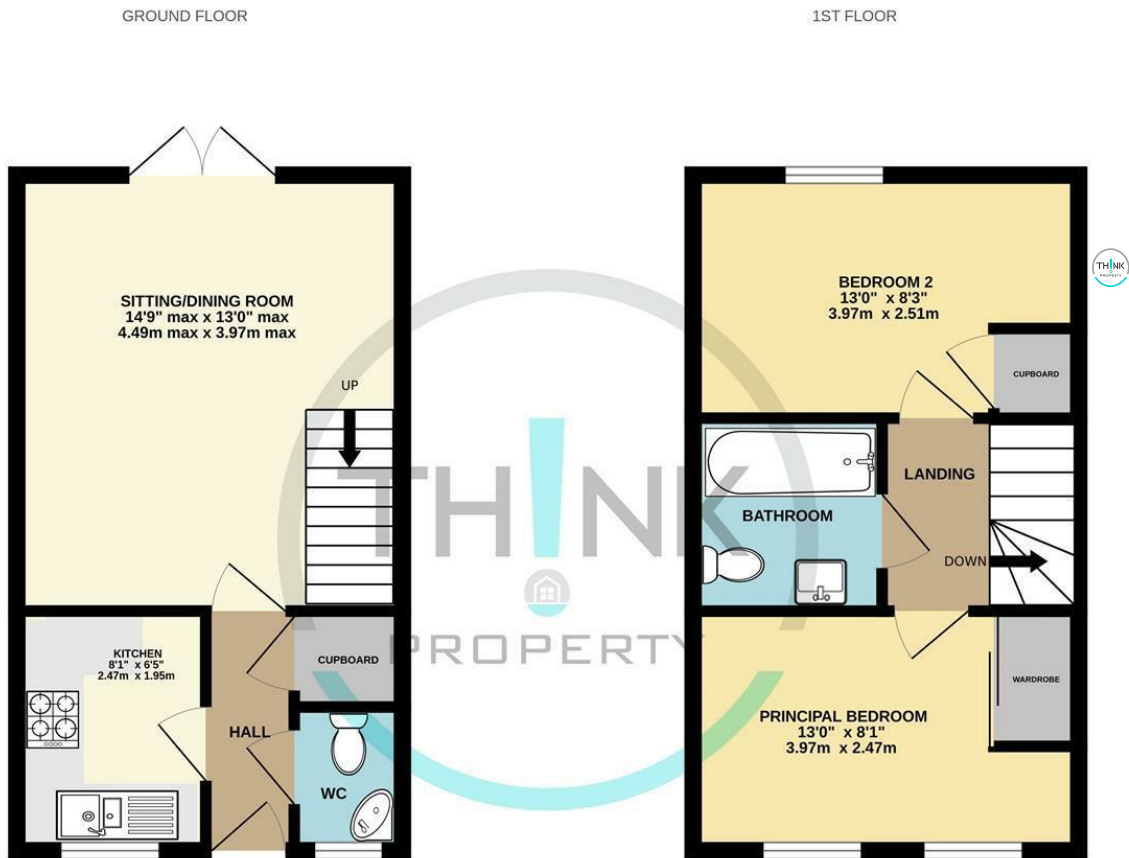


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Council Tax Band
B



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
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

