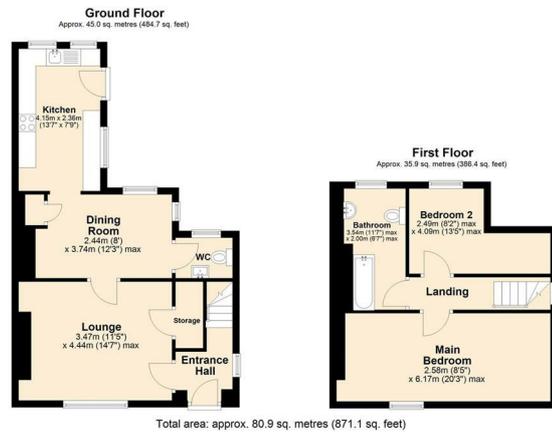




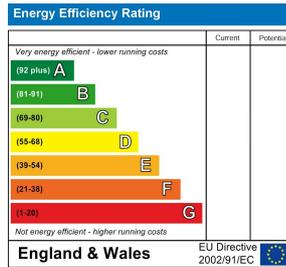
1 | Church Road | Marlingford | NR9 5HP

£1,100 PCM

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SALES, LETTINGS & PROPERTY MANAGEMENT



Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should not be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency. Plans produced using Planity.



## Description

A recently refurbished two bedroom period home with a generous rear garden, located in the popular village of Marlingford. The accommodation includes a lounge, dining room, fitted kitchen and ground floor W.C., with two bedrooms and a bathroom to the first floor. The property benefits from oil fired central heating and double glazing throughout.

Recent improvements include a newly fitted kitchen with built-in oven and space for a washing machine and fridge freezer, a new bathroom, new carpets and full redecoration.

Outside, there is a gated front garden and a rear garden measuring approximately 86'10" x 33'7" (not enclosed), leading to a rear parking area and a brick built outhouse. The oil tank and boiler are positioned to the side.

Available mid March.

## Key features

- Refurbished two bedroom period home
- New carpets and redecoration throughout
- Kitchen with fitted oven and space for washing machine and fridge freezer
- Oil fired central heating and double glazing
- Outhouse measuring approximately 10'1" x 6'3"
- Newly fitted kitchen and bathroom
- Lounge, dining room and ground floor W.C
- Two bedrooms and first floor bathroom
- Rear garden approximately 86'10" x 33'7" (not enclosed)
- Rear parking available, not allocated

Council Tax Band & Local Authority: B, South Norfolk  
Deposit Required: £1,269

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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