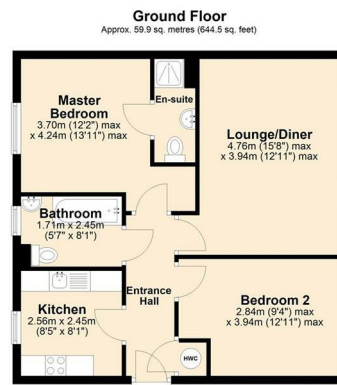




10 | Briar Road | Hethersett | NR9 3FG

£850 PCM

 **BUTTERFLY** 
SALES, LETTINGS & PROPERTY MANAGEMENT



Total area: approx. 59.9 sq. metres (644.5 sq. feet)

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 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 PlanItGo.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	



Description

This modern 2-bedroom ground floor apartment is situated in the popular and sought-after village of Hethersett and is available furnished or unfurnished. The accommodation includes a spacious lounge/diner with twin windows, a modern fitted kitchen with integrated oven, hob and extractor, two double bedrooms including a main bedroom with en-suite shower room, plus a separate bathroom with three piece suite.

Further benefits include electric heating, double glazing, a secure communal entrance system, allocated parking space and attractive communal green space to the rear. Conveniently located for local amenities, transport links and access into Norwich city centre.

Key features

- Ground floor apartment in popular village location
- Spacious lounge/diner with twin windows
- Two double bedrooms including master with en-suite shower room
- Communal entrance with entry system
- Ideally situated for village amenities and transport links
- Available furnished or unfurnished
- Modern kitchen with integrated oven, hob, fridge/freezer and washing machine
- Electric heating and double glazing
- Allocated parking space to the rear in front of communal mature green space
- Available mid - end of June

Council Tax Band & Local Authority: B, South Norfolk
Deposit Required: £980

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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