



## Polly's Cottage Newland Road

, Walgrave, NN6 9PZ

£1,195 PCM



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Available Now

A two bedroom detached brick cottage with side garden, views overlooking the countryside, parking for two cars and a courtyard garden. The property benefits from character features including a log burner, oil fired radiator heating and an Aga.



Unfurnished accommodation comprising porch, entrance hall, lounge, kitchen, utility room, downstairs shower room, two double bedrooms and bathroom. Energy rating E, Council tax band C. Double glazed windows throughout. One pet permitted, however please note there will be an additional fee of £50 per month per pet payable on top of the rent. Please note that the garage is not included in the let.

The property is accessed via the porch leading into the large entrance hall that gives access to the lounge, kitchen and stairs to the first floor. The lounge has dual aspect windows, newly fitted carpet and a wood burning stove with brick and wood surround. The kitchen diner has country style cupboards, tiled floor, ceramic hob, integrated under counter fridge, freestanding dishwasher and an Aga stove. The utility room has a freestanding fridge freezer and a washing machine. There is a shower room with heated towel rail, toilet and hand basin which is located next to the back door which leads onto the courtyard garden.

Upstairs are two double bedroom with dual aspect windows and views over the countryside. There is also a bathroom with shower above the bath, toilet, basin and airing cupboard.

Hallway 14 x 7'11 max (4.27m x 2.41m max)

Lounge 12'01 x 14'01 (3.68m x 4.29m)

Kitchen 13'11 x 11'11 (4.24m x 3.63m)

Utility Room 10'04 x 6'04 (3.15m x 1.93m)

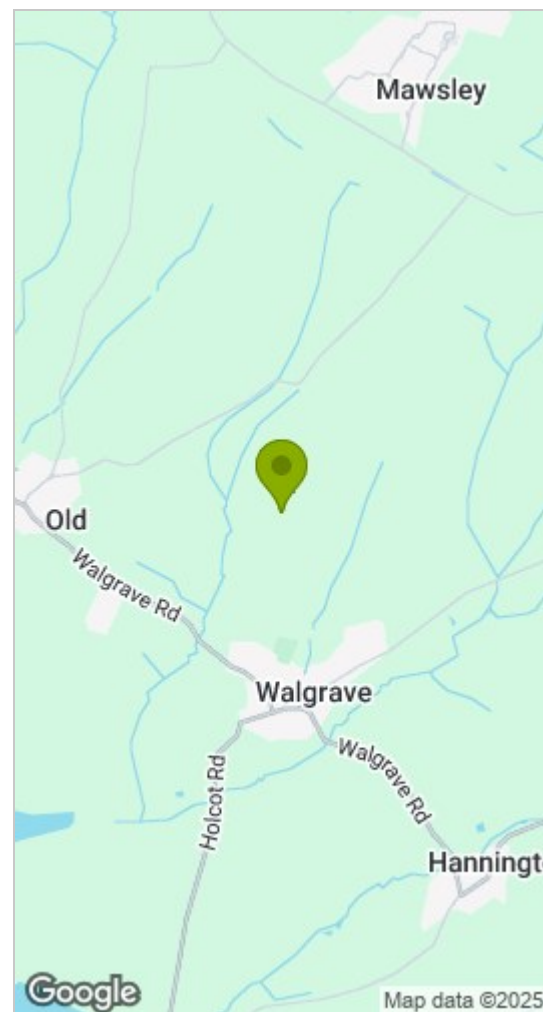
Downstairs Shower Room 6 x 5'02 (1.83m x 1.57m)

Bedroom One 14'01 x 12'01 (4.29m x 3.68m)


Bedroom Two 14 x 11'11 (4.27m x 3.63m)

Bathroom 10'06 x 7'11 max (3.20m x 2.41m max)

## Area Map



## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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