

# shires

Estate & Letting Agents

## 2 New Farm Cotts - £1,215 PCM

West Tofts Norfolk IP26 5EA



*"Consistently providing outstanding service to our clients"*



# £1,215 PCM

## The Property

Close to RAF bases, a well-presented three-bedroom semi-detached house set in a pleasant rural location, offering spacious and practical accommodation ideal for families. The property benefits from a modern fitted kitchen, a family bathroom, and an additional cloakroom, providing comfortable day-to-day living in a peaceful setting.

Externally, the home offers parking, a garage and a private garden, perfect for outdoor enjoyment. The water bill is included within the rent for added convenience. With an EPC rating of D, Council Tax Band B, and available now, this property is ready for immediate occupation

## Features

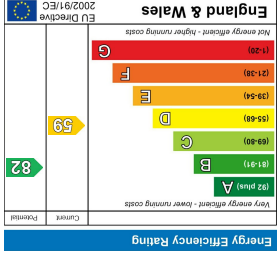
- SEMI DETACHED HOUSE
- RURAL LOCATION, CLOSE TO RAF BASES
- 3 BEDROOMS
- FAMILY BATHROOM & CLOAKROOM
- MODERN KITCHEN
- WATER BILL INCLUDED
- EPC RATING - D
- COUNCIL TAX BAND - B
- PARKING, GARDEN & GARAGE
- AVAILABLE NOW







These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



While 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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TOTAL FLOOR AREA : 869 sq.ft. (80.8 sq.m.) approx.

