



## The Cottage The Street, Norwich, NR14 6RS

**£750 Per month**

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  E

- Charming 2 bedroom cottage
- Period property with character
- Bright reception room with wood burning stove
- Modern fitted kitchen
- 2 well proportioned bedrooms
- White bathroom suite
- Private Back Garden
- Comes unfurnished



Set within the Broads National Park, this charming 2 bedroom period furnished House is presented in excellent condition and offers plenty of character, with a bright reception room, modern kitchen and private garden.

## Room Descriptions

This property is entered via private entrance:

Ground floor

### Kitchen

9'4" x 10'0" ( 2.85 x 3.06)

Rear-aspect double glazed window, wall mounted and low-level storage units, cooker hood, ceramic hob, electric single oven, stainless steel sink with drainer and chrome mixer tap over, worktop, splashback tiles, roller blind, fire blanket, doormats, ceiling lights, vinyl floor.

### Hallway

Coat rack, electric panel heater, fire extinguisher, ceiling light, vinyl floor.

### Bathroom

5'5" x 5'5" (1.67 x 1.67)

Side-aspect double embossed glazed window, panelled bath with chrome taps over and electric shower over, fully tiled, extractor fan, mirror, electric towel rail, wash hand basin with chrome taps over and pedestal under, towel holder, storage cupboard, ceiling light, vinyl floor.

### Living room

10'5" x 14'3" (3.18 x 4.36)

Front and side-aspect double glazed windows, fireplace with mantel, wood burner, fireguard, curtains, electric panel heater, CO Alarm, ceiling lights, aerial and telephone point, ceiling lighting, carpeted floor.

### First floor

#### Landing

Side-aspect double glazed window, bannister, curtains, child gate, loft hatch, fire alarm, built-in storage cupboard, airing cupboard, electric panel heater, ceiling lights, carpeted floor.

#### Front bedroom

10'6" x 8'8" (3.22 x 2.66)

Front and side-aspect double glazed windows, electric panel heater, mirror, smoke detector, ceiling light, carpeted floor.

#### Toilet

Side aspect embossed double glazed window, toilet, wash hand basin with chrome taps over, splashback tiles, towel rail, ceiling lights, vinyl floor

#### Back bedroom

9'3" x 8'1" (2.84 x 2.48)

Rear-aspect double glazed window, electric panel heater, smoke detector, curtains, ceiling light, carpeted floor.

## Additional Features

Private Back garden 3.37 x 8.06

Paved, shed, shrubs and bush, outside tap, washing line, outside light.

Front of property

Bedding plants, shingle, bushes

## Property Information

Local Authority

South Norfolk Council

Council Tax

£1,780.40 per year (Band B)

Energy Performance Certificate

Band E

## Local Area

Located in a popular rural village with country walks and moments from the local shop and pub. Norton Subcourse is south of the River Yare and 9 miles from Great Yarmouth.

## IMPORTANT NOTICE

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details and photographs remain exclusive to Northgates Letting Agency.



| Energy Efficiency Rating                    |           |                                                                                                                |
|---------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                      |
| Very energy efficient - lower running costs |           |                                                                                                                |
| (92 plus) <b>A</b>                          |           | <b>93</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</b>                            |           |                                                                                                                |
| (55-68) <b>D</b>                            |           |                                                                                                                |
| (39-54) <b>E</b>                            | <b>44</b> |                                                                                                                |
| (21-38) <b>F</b>                            |           |                                                                                                                |
| (1-20) <b>G</b>                             |           |                                                                                                                |
| Not energy efficient - higher running costs |           |                                                                                                                |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |



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