

## Property Details

Available now, modern ground floor maisonette with two good sized bedrooms.

**Rental:** £660pcm  
**Ref:** WBP31TOY660  
**Location:** Norwich

## Why rent with us?

- 1 We search for the property you require
- 2 Our costs are kept low so we can pass this saving onto tenants
- 3 Our selection process helps landlords assess applications more quickly
- 4 Low renewal costs ensuring tenants are not charged unnecessary fee
- 5 Two way communications: we discuss and listen to what you need
- 6 Guide you through the rental process, & the property once you move in
- 7 No hidden costs
- 8 Knowledge of local facilities
- 9 Free affordability assesment
- 10 Our fees offer the best value for money



“

We cannot fault the WestBerks Properties Ltd team. Martin is approachable, helpful and thoughtful. As first time renters we were given trustworthy advice throughout.

”

Mr & Mrs D'Cruz

## Kitchen, Lounge, 2 Bedrooms Bathroom, Gas Central Heating, Parking for one car


Available now is this modern 2 double bedroom mid terraced ground floor Maisonette with parking and gas central heating (not tested), suitable for sharers, singles or couples. There are good places to visit and walks along the river Yare.

It is nestled between the popular Three Score & Bowthorpe estate, with good access to Hospital, the A47, University of EA and Norwich City. Centre. Norwich international airport is approximately 5 miles away.

No pets, no smokers. Deposit: £761.55


**Viewings are highly recommended and can be arranged by contacting WestBerks Properties letting agents on 01635 871087 or info@westberksproperties.co.uk**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>	84	85
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>	84	84
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

A viewing is essential to really appreciate the property that could become your home...

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property