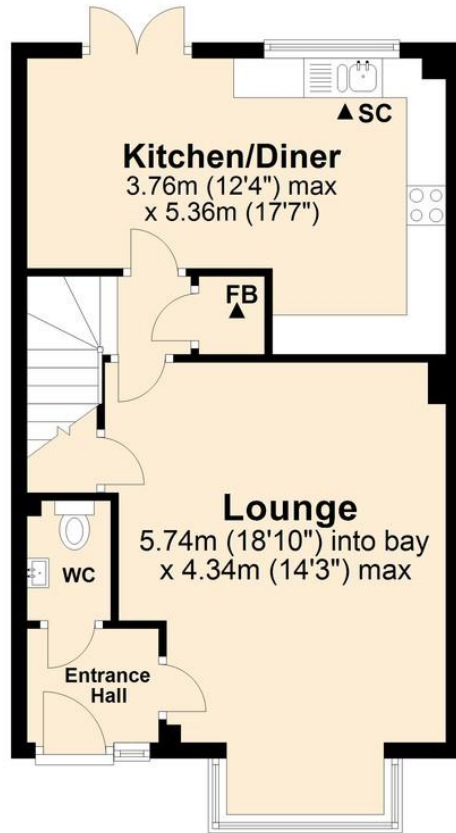


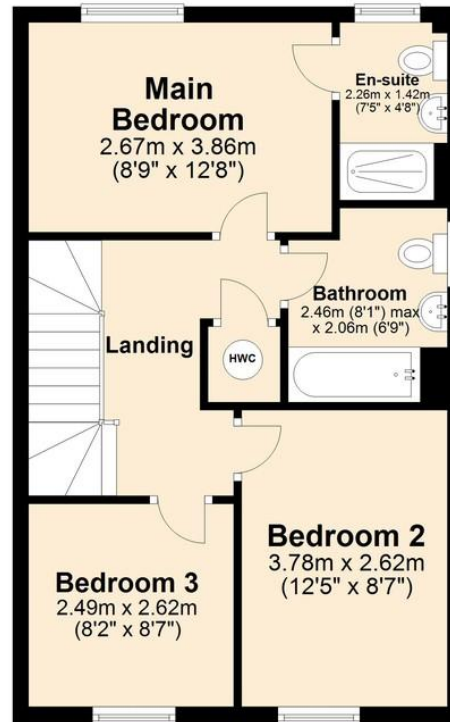
Ground Floor

Approx. 47.3 sq. metres (508.9 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.6 sq. feet)



Total area: approx. 93.6 sq. metres (1007.5 sq. feet)

OUTSIDE

To the front, the property offers a landscaped garden with a pathway leading to the entrance. The property benefits from two allocated parking spaces within a private communal parking area, accessed from Shaxton Place under a coach house. A wooden gate from the parking area leads through to the approx. 50' x 23'8 max. enclosed rear garden.

DIRECTIONS

From Norwich, leave the city on Newmarket Road heading south, staying on it as it turns into the A11 dual carriageway. At the first roundabout take the first left into Holme Avenue. From Holme Avenue continue round to the right, then turn right into Thornham Road. Continue to the end turning left onto Limbert Road, then right into Shaxton Place. The allocated parking spaces can then be found after passing beneath the coach house on the left-hand side. On foot access to the property is via a public pathway from Branford Close, just off Limbert Road.

LOCAL AUTHORITY

South Norfolk

COUNCIL TAX BAND

TBC

Energy Efficiency Rating Current B 87 Potential B 89



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Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



Situated on a popular and modern development, this part-furnished property is well-designed, offering 3 bedrooms, a spacious lounge with bay window and a contemporary kitchen/diner featuring French doors to the garden. Whilst outside provides green space to the front, 2 off-road parking spaces and enclosed rear garden!

Branford Close

Cringleford | Norwich | Norfolk | NR4 6FY

£1,600 pcm

Part-furnished semi-detached house on a popular and modern development

Well-designed house offering versatility and space

3 good-sized first floor bedrooms including an en-suite to the main bedroom

Contemporary kitchen/diner featuring integrated appliances and double doors to the garden

18'10 bay-fronted lounge off the entrance hall

Ground floor WC, first floor family bathroom and en-suite shower room

Gas central heating, solar panels and double glazing

2 allocated off-road parking spaces to the rear, plus enclosed garden

Ideally located for amenities, Norwich city centre, UEA, NNUH and road links

Available now!

