

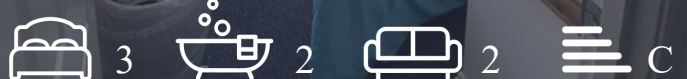


## ONLINE ENQUIRIES ONLY

order to be considered for a viewing, please contact us online through this listing.

Just complete the short questionnaire emailed with your enquiry before a viewing can be scheduled.  
**20 Tesmonde Close**  
Norwich, NR5 9FA

£1,190 Per Calendar Month



**Well-presented and spacious two-bedroom home with additional study, offered furnished, with two bathrooms, a private garden, garage and driveway parking. Situated in a quiet cul-de-sac within easy reach of the UEA, NNUH and Norwich city centre.**

- Two double bedrooms, plus a separate study
- Lounge and dining room
- Enclosed rear garden
- 12-month tenancy
- Two bathrooms (including one en-suite), plus separate WC
- Kitchen with appliances included
- Driveway parking and garage
- Offered furnished (note: furniture shown belongs to current tenants and will be replaced)



Set in a quiet cul-de-sac in the popular NR5 area, this well-proportioned two-storey home offers versatile accommodation and a lovely mix of living and working space.

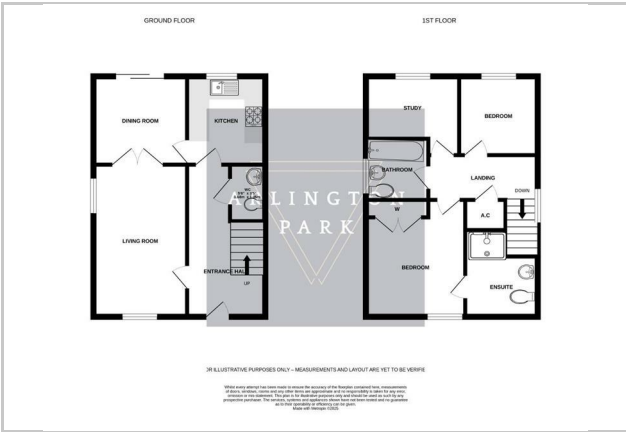
The ground floor includes a welcoming entrance hallway, a convenient downstairs WC, and a well-equipped kitchen with appliances such as a fridge-freezer, washing machine, oven and hob. To the rear, the dining room opens out to a fully enclosed private garden, ideal for summer evenings or a morning coffee.

Upstairs, the home offers two double bedrooms, including a main bedroom with en-suite shower room, plus a third room perfect for use as a study, nursery or guest room. There's also a modern family bathroom with a shower over the bath.

Additional benefits include a spacious lounge, driveway parking, and an integral garage for extra storage or secure parking.

The property is offered furnished, though please note the furniture currently in situ belongs to the tenants and will be replaced prior to the new tenancy.

Located within close proximity to the University of East Anglia, Norfolk & Norwich University Hospital, and major road links, this home is ideal for professionals, small families, or those needing space to work from home.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 75      |           |
| EU Directive 2002/91/EC                     |         |           |