



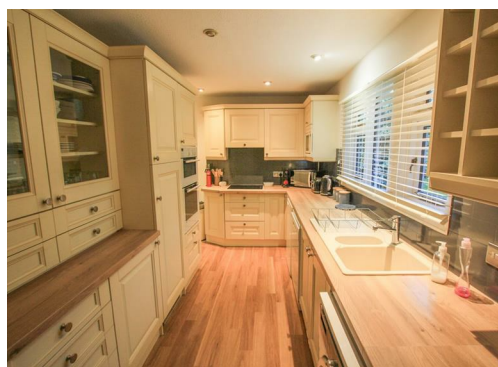
## 8 White Lion Road

Coltishall, Norwich, NR12 7AR

£1,300 PCM



Aldreds Lettings are delighted to offer this simply superb three bedroom detached house situated in this leafy country lane in this sought after Broads village. The accommodation comprises of an entrance hall, cloakroom, large living / dining room, superb modern kitchen, two double bedrooms, one single bedroom, luxury shower room, gas central heating, double glazing, private driveway parking, attractive garden, Council Tax Band to be advised, FULLY FURNISHED





### Entrance Hall

Part glazed front door to entrance hall, built in storage, radiator, doors to all rooms.

### Cloakroom

White suite comprising WC and wash basin. Frosted window, tiled floor.

### Living / Dining Room

Large double aspect living room with feature fireplace with wood burner, quality wooden flooring, glazed patio doors to garden. dining area, TV point, radiator.

### Kitchen

Superb modern kitchen with ample storage and work surface. Appliances include electric hob, oven, cooker hood, dishwasher, washing machine, fridge/freezer and microwave. Tiled floor, spot lighting. Utility area, door to garden.

### Bedroom 1

Double bedroom, double aspect windows, range of fitted bedroom furniture, radiator.

### Bedroom 2

Second double bedroom, double aspect windows, radiator.

### Bedroom 3

Generous single bedroom, side aspect window overlooking the garden. Radiator.

### Shower Room

Luxury suite in white comprising double sized shower cubicle, WC and wash basin. Heated towel rail, inset spotlights, extensive tiling, frosted window.

### Garden

Enclosed private garden, mainly laid to lawn with large patio area.

### Parking

Private driveway parking accessed via five bar gate.

### Additional Information

#### RENT

Rent is exclusive of Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

#### TENANCY

6 Months Assured Shorthold.

#### TERMS

NO SMOKING / PETS CONSIDERED

#### ADDITIONAL INFO

All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in advance and a Dilapidations deposit equivalent to 5 weeks' rent will also be required when agreements are signed. The Dilapidations Deposit is returnable after completion of a satisfactory tenancy. The aforementioned charges would be payable by bankers draft, a cheque drawn on a Building Society account, cash or Debit Card. NOT A PERSONAL CHEQUE.

#### Disclaimer

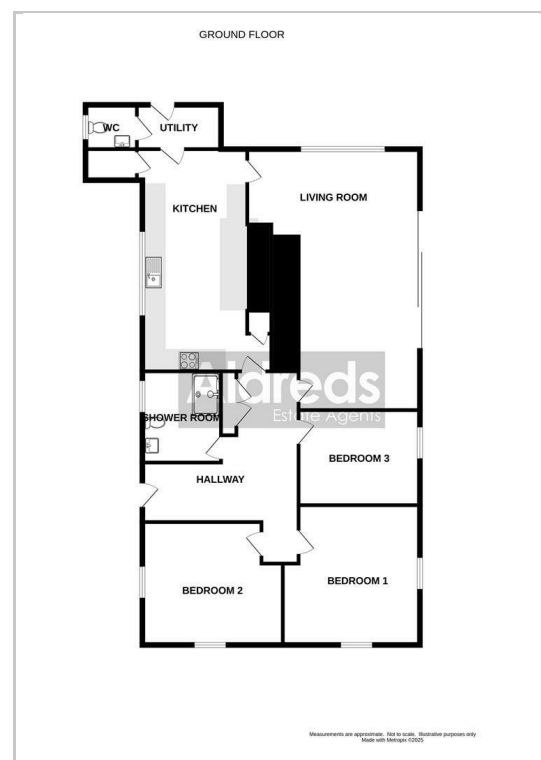
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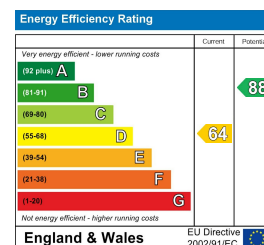
## Area Map



## Floor Plans



## Energy Efficiency Graph



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