



5 WRAYS COTTAGE BURSTWICK

£575 PCM

BOND £575

We are delighted to offer to the rental market this quaint two-bedroom cottage in the lovely village of Burstwick. The cottage is situated close to the local school, parks and popular public house and restaurant. The property has undergone some refurbishment, benefiting from new carpets throughout and redecoration.


FRANK HILL & SON
Lettings and Estate Agents
established 1924



• Two Bedroom Cottage • Two Reception Rooms • Newly Decorated • Deposit £575

Living Room

3.63m x 3.60m

Through Living room with open staircase, newly carpeted and decorated. Access to the second reception room

Reception/Dining Room

2.64m x 3.44m

Newly carpeted and decorated

Kitchen

3.69m x 2.30m

Range of base and wall units, space for electric cooker, washing machine and fridge freezer. Access through to the rear porch.

Bedroom 1

3.63m x 2.66m

Large master bedroom newly decorated and carpeted.

Bedroom 2

2.67m x 2.54m

Newly decorated, window overlooking the rear of the property

Bathroom

2.10m x 2.66m

Spacious bathroom with bath and overhead shower, wc, whb, grey lino flooring

Porch

1.07m x 3.41m

Leading to the shared access at the rear of the property

Additional Information

COUNCIL TAX/BUSINESS RATES

Band - A

ENERGY PERFORMANCE CERTIFICATE

EPC rating - D

SERVICES

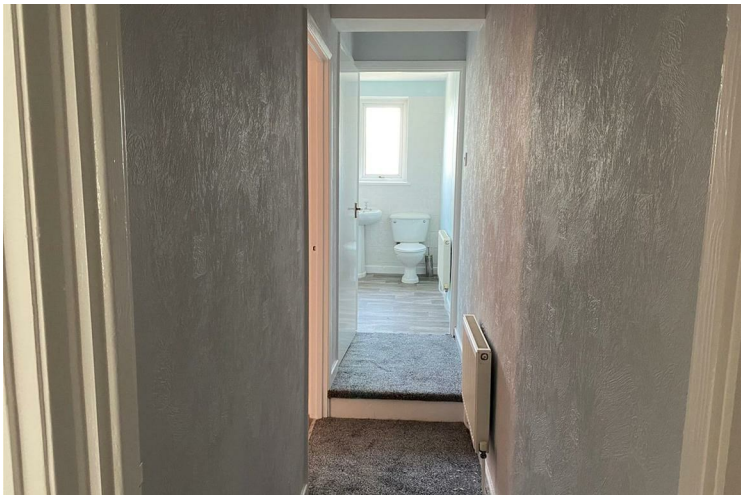
Mains water, gas, electricity and drainage

MISDESCRIPTIIONS/MEASUREMENTS

The measurements used in these Particulars are for guidance only. The equipment is susceptible to variations caused by factors such as temperature; variations of +/- 5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

VIEWING STRICTLY BY APPOINTMENT ONLY







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	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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