



Mill Cottages | , Hellesdon Mill Lane, Norwich, NR6 5A7

£1,100 pcm

Gilson Bailey Lettings are delighted to offer this two bedroom cottage of great charm and character situated in this tucked away setting yet close to local shops, schools, the University & hospital and within easy reach of the city centre. The accommodation comprises of a large living room, separate dining room, fully fitted kitchen with appliances, master bedroom, good sized second bedroom, shower room, ATTIC/STUDY ROOM, attractive cottage front garden with a good sized storage shed, gas central heating, double glazing, one parking space, Council Tax Band B, UNFURNISHED**OUTSIDE STORAGE**CHARMING COTTAGE**PARKING**

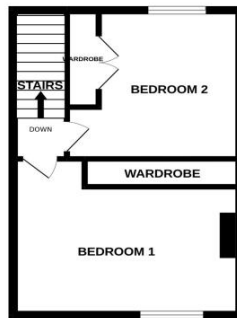
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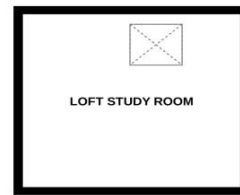
GROUND FLOOR



1ST FLOOR



2ND FLOOR


Bedroom 1 (First Floor)

4.00m (13'2") x 3.70m (12'2")

Double bedroom, front aspect window, feature fireplace, fitted wardrobe space, radiator.

Bedroom 2 (First Floor)

3.00m (9'11") x 2.40m (7'11")

Good sized second bedroom, rear aspect window, fitted wardrobes, radiator.

Attic/Study Room (Second Floor)

Study room with a Velux skylight window which allows much daylight in. Fitted desk space, eaves storage. PLEASE NOTE: this room is accessed via a loft ladder.

Agents notes

Due to high demands, there may be multiple viewings at the same time and cannot guarantee a solo viewing at any one time.

Agents notes

There may be Furniture/furnishings along with white goods in the property when viewing that are not included in the tenancy . Please contact the office for further details.

Agents notes

The tenants may still be in residence so these details and photos are only an indication of the property and there could be some requirement for remedial work before the start of a new tenancy.

Garden

Very attractive cottage style front garden with good sized storage shed. Courtyard rear garden with another storage shed, partially covered providing useful additional space.

Parking

One allocated parking space.

Dining Room (Ground Floor)

3.20m (10'6") x 2.50m (8'3")

Separate dining room, rear aspect window, feature tiled floor, built in storage cupboards, radiator.

Kitchen (Ground Floor)

3.40m (11'2") x 1.90m (6'3")

Fully fitted kitchen with ample storage and work surface. Appliances include 5 ring gas hob, electric oven, cooker hood, dishwasher, washing machine, fridge & freezer. Tiled floor, door to rear garden.

Living Room (Ground Floor)

4.13m (13'7") x 3.70m (12'2")

Large living room with big front aspect window which allows much natural light in providing the room with a bright and welcoming feel. Feature fireplace, wooden floor, TV point, radiator.

Shower Room (Ground Floor)

Modern white suite comprising double sized shower cubicle with thermostatic rainfall shower, WC and wash basin. Two heated towel rails, frosted window, extensive tiling.

Energy ratings

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(78-80) C		
(55-68) D			(55-68) D		
(29-54) E			(30-54) E		
(21-28) F			(11-20) F		
(1-20) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Current Energy Rating: **63** (D)

Potential Energy Rating: **79** (C)

Directions: Leave the City via St Augustines and proceed onto the A1402 Aylsham Rd. Turn left onto the Drayton Rd and proceed all the way to the outer ring road traffic lights. Turn left onto the ring Rd and at the 2nd lights turn right onto Hellesdon Hall Rd. Proceed straight over into Hellesdon Mill Ln.