



**Limbert Road | , Cringleford, Norwich, NR4 6FW**

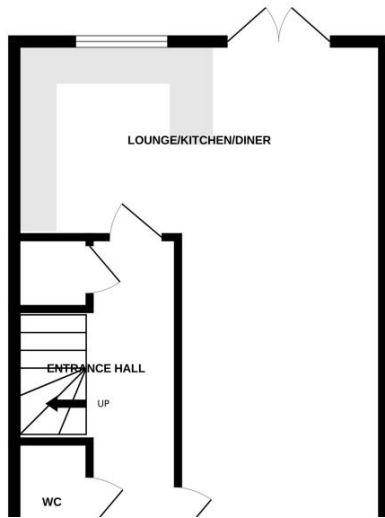
**£1,250 pcm**

Gilson Bailey Lettings are delighted to offer this stunning, newly built, two bedroom, semi detached house situated on the highly sought after St Giles Park development in Cringleford. Accommodation comprising entrance hall, open plan lounge/kitchen/diner and WC to the ground floor. On the first floor there are two bedrooms and a bathroom off landing with bedroom one having an en-suite shower room. Outside there are two off road parking spaces to the side and an enclosed, lawned garden with patio seating area. The house benefits from double glazing, gas heating, solar panels and is in excellent condition throughout. Internal viewing is highly recommended. EPC Rating B, Tax Band B

Available From: Now



GROUND FLOOR



#### Entrance Hall (First Floor)

doors to lounge/kitchen/diner, WC and stairs to first floor.

#### First floor landing (First Floor)

low level WC, hand wash basin, radiator, frosted double glazed window

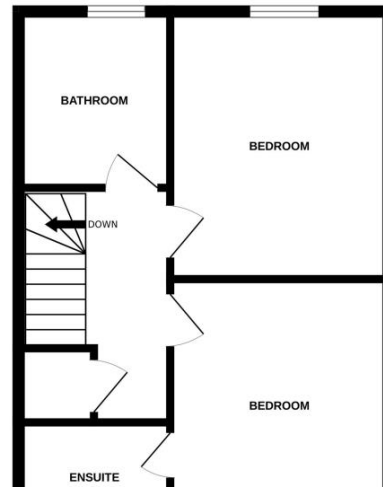
#### Lounge/kitchen/diner (First Floor)

7.62 x 5.42 x 3.07

#### WC (First Floor)

low level WC, hand wash basin, radiator, frosted double glazed window

1ST FLOOR



#### Bathroom (First Floor)

2.53m ( 8'4") x 3.20m ( 10'6")

#### Bedroom One (First Floor)

3.68m ( 12'1") x 3.20m ( 10'6")

#### Bedroom Two (First Floor)

3.88m ( 12'9") x 3.20m ( 10'6")

#### Ensuite (First Floor)

1.94m ( 6'5") x 1.55m ( 5'2")

## Energy ratings

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<div> <div> <div>Very energy efficient - lower running costs</div> <div> <div>(92-100) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div> </div> <div> <div>Not energy efficient - higher running costs</div> </div> </div>			
88	90		
<div> <div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div> <div>(92-100) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div> </div>			
<div> <div>England &amp; Wales</div> <div>EU Directive 2002/91/EC</div> </div>			

**Directions:** Take Rose Ln and Ber St to Queens Rd/A147, Take A11 to Holme Ave in Cringleford, Continue on Holme Ave. Drive to Limbert Rd