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HOLLIDAY AVENUE, CRINGLEFORD, NORWICH

LET AGREED

£1,400 PCM

3 Bedroom semi detached house situated on the popular new development of Cringleford Heights, close to NNUH, UEA and within easy access of Norwich City centre A47&A11. Early viewing advised

- 3 Bedroom semi detached house
- Unfurnished
- Ensuite Shower
- Driveway parking for 2 cars
- Garden
- Gas Central Heating

Situated on the popular Cringleford Heights development, this unfurnished three-bedroom semi-detached home offers well-presented accommodation throughout. The property benefits from a spacious kitchen/diner, master bedroom with en-suite, family bathroom, ground floor WC, good-sized rear garden with storage shed, and tandem driveway parking. The property is ideally located for the NNUH, UEA, Norwich City Centre, A47 and A11.

The property is entered via an entrance hallway, with access to the ground-floor accommodation and stairs rising to the first floor.

Living Room
A bright and spacious reception room featuring a front-aspect window, fitted carpet, radiator and neutral décor.

Kitchen/Diner
A generously sized open-plan kitchen and dining area, fitted with a range of wall and base units, work surfaces, built-in electric oven and gas hob with extractor over. The room benefits from a rear-aspect window and French doors opening onto the rear garden.

Ground Floor WC
Comprising a WC and wash hand basin.

Bedroom One
A spacious double bedroom with window overlooking the front-aspect, fitted carpet and radiator. The room benefits from an en-suite shower room.

Bedroom Two
A further well-proportioned bedroom with window, fitted carpet and radiator.

Bedroom Three
A small single bedroom, ideal for use as a home office or study, with window, fitted carpet and radiator.

Family Bathroom
Comprising a panelled bath with shower over and glass shower screen, WC and wash hand basin. The bathroom benefits from tiled walls and a wood-effect flooring.

Outside
The property benefits from a good-sized enclosed rear garden, mainly laid to lawn and enclosed by fencing, with a useful storage shed. Tandem driveway parking is provided to the front of the property.

Available to let approximately beginning of November 2026

South Norfolk Council Tax Band C (£2,268.60 2026/27)

EPC = B

The rent does not include payment to service providers in respect of utilities, communication services, TV licence and council tax.

For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker

Viewings - strictly by appointment with Kings & Co Lettings

References are undertaken by an external referencing agency and are subject to a minimum of 3 day turnaround. The tenancy will not commence until we have received satisfactory references.

All adults wishing to live at the property will be named on the Tenancy Agreement. The Tenancy Agreement will provide for all persons under the tenancy to be joint and severally liable for the covenants contained therein.

We endeavour to make our property details accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective renters only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Council Tax Band: C (South Norfolk District Council)
Deposit: £1,615
Holding Deposit: £323
Garden details: Private Garden













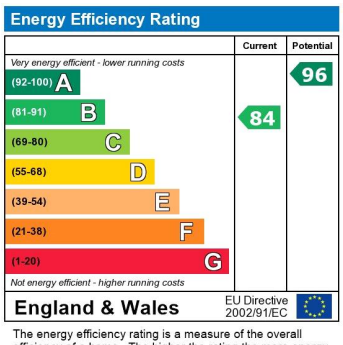








Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-stateent. This plan is for illustrative purposes only and should be used as such.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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