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BADGER ROAD, COSTESSEY, NR5

LET AGREED

£995 PCM

Two bedroom, unfurnished coach house ideally located on Badger Road within the popular Queens Hills development in Costessey, offering excellent access to the A47, local amenities, and just a short drive from Norwich city centre.

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This property comprises of:-

Entrance Hallway
Accessed via a private front door next to the carport, you are welcomed into a ground-floor entrance hall with stairs leading to the main accommodation.

Open-plan Lounge/Kitchen/Diner
A bright and spacious open-plan living area with neutral décor and a mix of carpet and vinyl flooring. The lounge offers ample space for both seating and dining, with a front-facing window allowing natural light.

The kitchen is fitted with a range of modern light wood-effect wall and base units, complemented by a mosaic tiled splashback and dark laminate worktops. Integrated appliances include gas hob and an electric oven.

Bedroom One
A well-proportioned double bedroom, fitted with neutral carpet and a window to the front aspect.

Bedroom Two
Neutrally decorated with fitted carpet and a front-facing window. Ideal as a guest room or study

Bathroom
Fitted with a white three-piece suite comprising a panelled bath with shower over, WC, and pedestal wash basin. Tiled walls around the bath and basin, with vinyl flooring and a frosted window to side aspect, providing natural light.

External Features
The property benefits from a private car port offering off-road parking and an external storage shed.
Gas central heating and double glazing throughout.

Available approximately mid-November 2026

Tax Band B (£1,961.85 2026/27)

EPC = C

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.

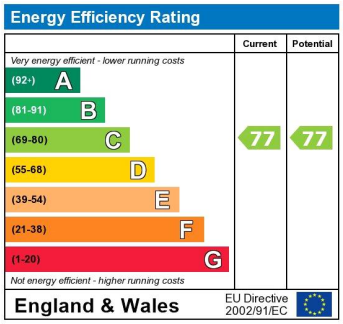
All adults wishing to live at the property will be named on the Tenancy Agreement. The Tenancy Agreement will provide for all persons under the tenancy to be joint and severally liable for the covenants contained therein.

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: B (South Norfolk District Council)
Deposit: £1,145
Holding Deposit: £225
Parking options: Undercroft
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains







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.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.