ADMIRAL ESTATES

SPECIALISTS IN RESIDENTIAL LETTINGS

- Leading Independent Agents
- **20 Years** Experience in Cambridge Professional and Personal Service from the perspective that matters.....**Yours!**



16 Mayfield Avenue

Upper Hellesdon, Norwich, NR6 6SN £995 PCM

Attractive and spacious 3 bed semi detached house with many extra features. Located in quiet residential area north of Norwich City Centre near shops/schools/airport and major trunk road routes. Gas central heating, double glazed.

Downstairs: Entrance hall, re-fitted modern kitchen, two spacious reception rooms with feature fireplaces. Conservatory overlooking garden.

Upstairs: Landing, re-fitted bathroom with shower over bath. two large double bedrooms and good-sized single bedroom. Outside: Front driveway and enclosed front garden. Single garage with mains electricity and lighting. Enclosed, mature rear garden with shed, paths and lawned area. Many mature shrubs and trees.

Viewing highly recommended. Lovely home for a professional family/couple.

Call us on: 01223 891227 to be referred to our Norwich Office, viewing team.

Viewing

Please contact our Admiral Estates Office on 01223 891227 if you wish to arrange a viewing appointment for this property or require further information.









Floor Plan Area Map



Energy Efficiency Graph

| | | | Current | Potentia |
|---------------------------|------------------|-----|---------|----------|
| Very energy efficient - i | ower running co | sts | | |
| (92 plus) A | | | | |
| (81-91) B | | | | 83 |
| (69-80) | C | | 64 | |
| (55-68) | D | | 61 | |
| (39-54) | E | | | |
| (21-38) | | F | | |
| (1-20) | | G | | |
| Not energy efficient - hi | gher running co: | sfs | | |









These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.