



BAKERY COTTAGE, MARKET PLACE, NEW BUCKENHAM, NORWICH

£1,050 PCM

Mid Terrace Cottage set on the village green of this quaint village with good local amenities. 3 receptions, 3 bedrooms, enclosed courtyard garden. The property further benefits from UPVC Double Glazing.

- 2 Reception Rooms
- 3 Bedrooms
- Cottage
- Court yard garden
- Damage Deposit £1210
- EPC = E
- Unfurnished
- Bathroom with shower over

Mid Terrace Cottage set on the village green of this quaint village with good local amenities. 3 receptions, 3 bedrooms, enclosed courtyard garden. The property further benefits from UPVC Double Glazing and Electric Heating including some electric night storage heaters and panel radiators.

LOCATION The cottage is situated within the centre of the village overlooking The Village Green and with local amenities nearby. Attleborough is 5 miles, Diss 8 miles and Norwich 15 miles

RECEPTION HALL

Fitted carpet, double glazed window to front aspect, doors through to lounge and dining room and stairs to first floor, electric night storage heater

CLOAKROOM

Hand wash basin and low level wc.

SITTING ROOM

Double glazed window to front aspect, fitted carpet, electric night storage heater, door through to dining room

DINING ROOM

Double glazed window to rear aspect, fitted carpet, opening into kitchen area, electric night storage heater,

KITCHEN

Fitted range of white cupboards and drawers with work surfaces, inset sink unit. Built-in eye level oven, hob and cooker hood, plumbing for a washing machine. Rear entrance door and window to rear aspect

ON THE FIRST FLOOR LANDING

BEDROOM

Fitted carpet, double glazed window to front aspect, built-in half cupboard and walk-in wardrobe, electric heating

BEDROOM

Fitted carpet, double glazed window to front aspect, electric heating.

BEDROOM

Fitted carpet, double glazed window to rear aspect, electric heating.

BATHROOM

White three piece suite with electric shower over bath, basin and low level WC. Airing cupboard. Vinyl flooring and double glazed window to rear aspect.

OUTSIDE

Secluded rear courtyard.

AVAILABILITY - Beginning of January 2026

COUNCIL TAX BAND C Breckland District Council (£2097.22 2025/2026)

EPC - E49

PARKING - On road.

TENANCY TERM: Available for a long term let with an initial 12-month fixed term tenancy.

DIRECTIONS Entering the village from the west on the B1113, when at The Green, turn off to the left of The Green and at the crossroads with the Inn On The Green turn right continuing to skirt The Green and the property will be found on the left hand side.

Viewings - Strictly by appointment with Kings & Co Lettings

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

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 (Breckland Council)

Deposit: £1,210

Holding Deposit: £240

Garden details: Private Garden





GROUND FLOOR
APPROX. FLOOR
AREA 512 SQ.FT
(47.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 429 SQ.FT
(39.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 941 SQ.FT. (87.4 SQ.M.)

Whilst 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC



England & Wales

EU Directive
2002/91/EC



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.