



HALL COTTAGES, FLORDON

£1,000 PCM

Semi-detached cottage with 3 bedrooms set in a rural location with views over open countryside. The property benefits from, UPVC double glazed windows, off road parking, good sized garden with two brick storage cupboards.

- 3 Bedrooms
- Rural Location
- Council Tax Band B
- EPC = E
- Damage Deposit £1150
- Holding Deposit £230
- Double Glazing
- Bathroom with shower over bath
- Garden

Semi-detached cottage with 3 bedrooms set in a rural location with views over open countryside. The property benefits from, UPVC double glazed windows, off road parking, good sized garden with two brick storage cupboards.

LOCATION The property is in a rural village with easy access to both Norwich (10 miles) and Diss (16 miles)

ENTRANCE HALL

Front entrance door, thermostatically controlled electric heater and stairs to the first floor.

LOUNGE

Fireplace with multi-fuel stove, thermostatically controlled electric heater with a window to the front aspect.

KITCHEN

Range of base and wall units, work surfaces, inset single drainer sink unit and space for an electric cooker. Tiled flooring, thermostatically controlled electric heater, window to the side aspect and entrance door. There is also a pantry with additional work surfaces and cupboard space with space for an undercounter fridge or fridge/freezer with a window to the front aspect.

BATHROOM

White suite comprising bath with shower over, hand wash basin, low level WC, heated towel rail, tiled flooring and opaque windows to the side aspect.

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

Double bedroom with window to the front aspect, electric heater and a fitted wardrobe.

BEDROOM TWO

Window to the front aspect and electric heater.

BEDROOM THREE

Window to the side aspect, electric heater and airing cupboard.

OUTSIDE

There is a good sized garden to the side of the cottage which is laid to lawn and part enclosed and an off-road parking area (suitable for two vehicles)

COUNCIL TAX

BAND B - South Norfolk Council (£1,950.30 – 2025/2026)

AGENTS NOTES

The rent is inclusive of water rates.

One dog may be considered, sorry no cats due to agricultural farming.

Deposit - £1,150

Holding Deposit - £230

EPC - E

TENANCY TERM

Available for a long-term let with an initial fixed term of 12 months. Available to let approximately mid-January 2026.

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: B (South Norfolk District Council)

Deposit: £1,150

Holding Deposit: £230

Parking options: Off Street

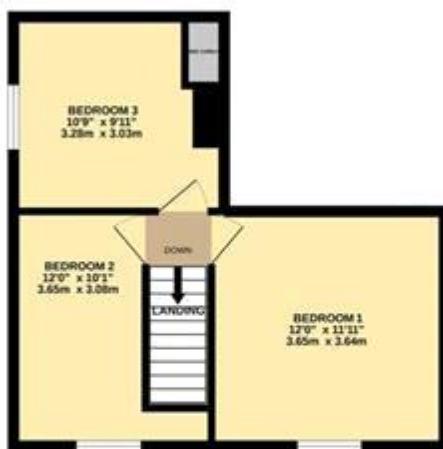
Garden details: Private Garden



GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 776 sq.ft. (72.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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	100
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	41
(1-20)	G	
Not energy efficient - higher running costs		
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.

⚠ Map error: g.co/staticmaperror

Google

Map data ©2025

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.