



## BRENNEWATER MEWS, NORWICH NR5

**LET AGREED**

**£950 PCM**

Two-bedroom, unfurnished house to let in the popular area of Bowthorpe, ideally located for access to the NNUH, UEA, Norwich City Centre and the A47. Spacious kitchen/diner, lounge, bathroom and separate WC. Enclosed patio garden and offers 2 parking spaces.

- 2 Bedrooms
- Gas Central Heating
- Mid terrace
- Off Road Parking
- Courtyard Garden

Situated in the popular area of Bowthorpe, this spacious two-bedroom, unfurnished family home offers well-presented accommodation throughout. The property benefits from a generously sized kitchen/diner, two double bedrooms, a family bathroom, enclosed rear garden and parking for two cars.

The property is ideally located for access to the NNUH, UEA, Norwich City Centre and the A47.

#### Entrance Hallway

The property is entered via an entrance hallway, which features a large under-stair storage cupboard and provides access to the kitchen/diner and lounge.

#### Kitchen/Diner

A generously sized open-plan kitchen and dining area, fitted with a range of cream wall and base units, work surfaces, a built-in electric oven and hob, and a freestanding washing machine. The room benefits from wooden flooring, double-aspect windows and doors leading through to the lounge, as well as a door opening onto the rear garden.

#### Lounge

A bright and spacious reception room featuring a rear-aspect window, wooden flooring, neutral décor and a door providing access to the hallway.

#### First Floor

The first-floor landing provides access to all rooms, along with a useful additional storage cupboard.

#### Bedroom One

A spacious double bedroom featuring a built-in wardrobe, rear-aspect window, fitted carpet and radiator.

#### Bedroom Two

A further well-proportioned double bedroom with a rear-aspect window, fitted carpet and radiator.

#### Bathroom

The bathroom comprises a panelled bath with shower over, white pedestal wash hand basin and window to the front aspect, together with a radiator. The room benefits from tiled walls and wood-effect flooring. WC is separate.

#### Outside

The property benefits from an enclosed rear garden, laid predominantly to patio, with a useful storage shed and rear access. Two parking spaces are provided to the front of the property.

The property has full gas central heating and double glazing.

Available to let approximately at the beginning of November 2026

Norwich City Council Tax Band B (£1,947.11 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: Band B (Norwich City Council)

Deposit: £1,095

Holding Deposit: £215



| Energy Efficiency Rating                                                                                                    |           |                 | Environmental Impact (CO <sub>2</sub> ) Rating                                                                              |           |           |
|-----------------------------------------------------------------------------------------------------------------------------|-----------|-----------------|-----------------------------------------------------------------------------------------------------------------------------|-----------|-----------|
|                                                                                                                             | Current   | Potential       |                                                                                                                             | Current   | Potential |
| Very energy efficient - lower running costs                                                                                 |           |                 | Very environmentally friendly - lower CO <sub>2</sub> emissions                                                             |           |           |
| (92-100) <b>A</b>                                                                                                           |           | <b>87</b>       | (92-100) <b>A</b>                                                                                                           |           | <b>87</b> |
| (81-91) <b>B</b>                                                                                                            |           |                 | (81-91) <b>B</b>                                                                                                            |           |           |
| (69-80) <b>C</b>                                                                                                            |           |                 | (69-80) <b>C</b>                                                                                                            |           |           |
| (55-68) <b>D</b>                                                                                                            | <b>70</b> |                 | (55-68) <b>D</b>                                                                                                            | <b>71</b> |           |
| (39-54) <b>E</b>                                                                                                            |           |                 | (39-54) <b>E</b>                                                                                                            |           |           |
| (21-38) <b>F</b>                                                                                                            |           |                 | (21-38) <b>F</b>                                                                                                            |           |           |
| (1-20) <b>G</b>                                                                                                             |           | (1-20) <b>G</b> |                                                                                                                             |           |           |
| Not energy efficient - higher running costs                                                                                 |           |                 | Not environmentally friendly - higher CO <sub>2</sub> emissions                                                             |           |           |
| 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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2)



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.