



**Cambridge Street  
Cromer**

**£875 PCM**

A rare opportunity to rent this lovely house close to Cromer Town Centre with off road parking. Comprising, Entrance Hall, Lounge, Kitchen/Breakfast Room, Two Double Bedrooms, Shower Room, Courtyard Garden & Private Off Road Parking. Unfurnished & Available NOW. Call Henleys to view.





- Terraced House • Lounge • Kitchen/Breakfast Room • Two Double Bedrooms • Shower Room • Courtyard Garden

### Entrance Hall

uPVC double glazed entrance door, uPVC double glazed window to the front aspect, carpeted flooring, stairs rising to the first floor, doors to Kitchen and Lounge.

### Kitchen

uPVC double glazed windows to the front and side aspects, base and wall mounted unit set beneath roll edge work surfaces, inset stainless steel sink and drainer unit with mixer tap over, space and plumbing for washing machine, freestanding electric cooker (left at goodwill) with extractor hood over, extractor fan, electric storage heater, tiled splash backs, wood effect vinyl type flooring, coving to the ceiling.

### Lounge

Two uPVC double glazed windows to the side aspect, TV aerial point, telephone point, two wall electric storage heaters, carpeted flooring, coving to the ceiling.

### Stairs and Landing

Velux window to the ceiling, stairs rising to the first floor, carpeted flooring, airing cupboard housing hot water tank and shelving, doors to Bedroom 1, 2 & Shower Room.

### Bedroom 2

uPVC double glazed window to the front aspect, electric storage heater, carpeted flooring, coving to the ceiling.

### Bedroom 1

uPVC double glazed window to the front aspect, electric storage heater, carpeted flooring, coving to the ceiling.

### Shower Room

Obscure uPVC double glazed window to the front aspect, fully tiled shower cubicle with wall mounted electric shower, pedestal wash

hand basin, close coupled dual flush WC, extractor fan, tiled splash backs, wood effect vinyl type flooring.

### Outside

The property is accessed via an unmade road running between Cambridge Street and Bond Street. Leading into a hardstanding parking area providing an private off road parking for one car with provision for rotary washing line, a gate leads to a shingled courtyard area leading to the entrance door. Please note the neighbouring property has right of way through the courtyard area.

### Restrictions

Tenants who smoke and vape cannot be considered for a tenancy at this property. Pets not permitted.

### FEES & DEPOSITS

There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £201.92 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£673.08) along with the deposit of £1,009.61 on the first day of the tenancy.

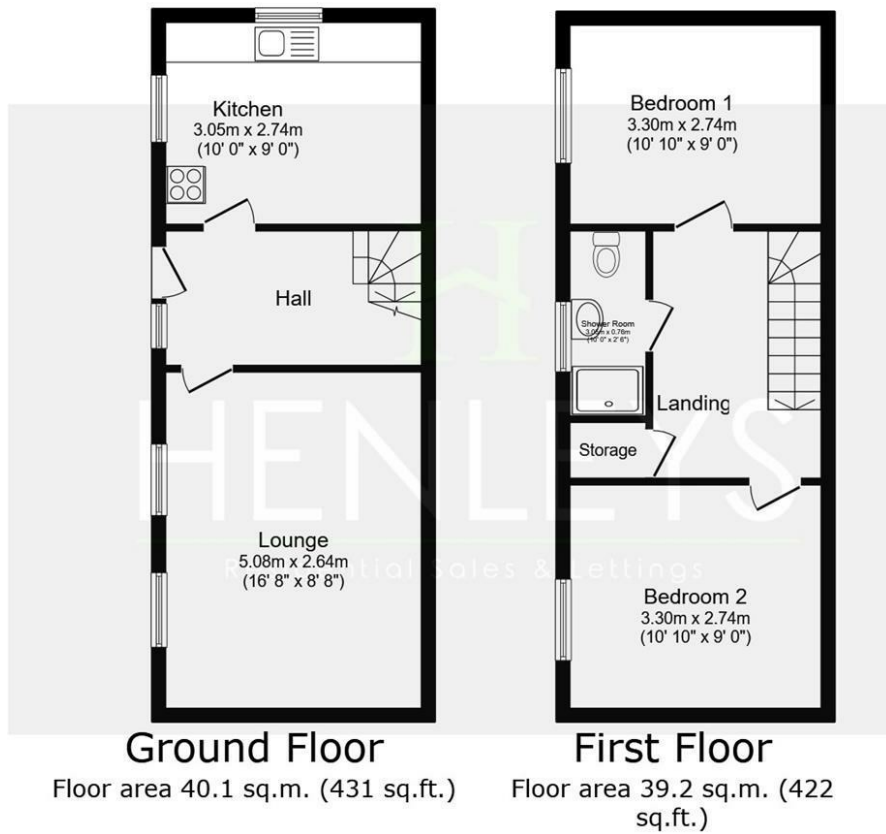
Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

Henleys are a member of The Property Ombudsman and are part of the Propertymark Client Money Protection Scheme.



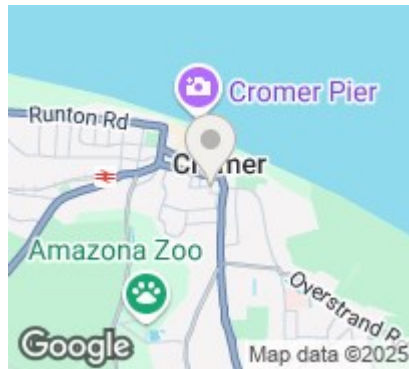
- Private Off Road Parking Space • Unfurnished • Available NOW • Call Henleys to view





**TOTAL: 79.3 sq.m. (853 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements