



Willow Close
North Walsham

£825 PCM

Two bedroom mid terraced house situated in a popular residential area of North Walsham. Comprising Lounge, Kitchen, Two Bedrooms, Bathroom, Garden, Allocated Parking for 2 cars. Gas Central Heating & Double Glazed Windows. Available Unfurnished End July 2024. Call Henleys to view.



- Mid Terraced House • Lounge • Kitchen • Two Bedrooms • Bathroom • Enclosed Rear Garden • Allocated Parking for 2 Cars

ENTRANCE HALL

Front entrance door, newly fitted carpet, doors to Kitchen and Lounge.

KITCHEN

uPVC double glazed window to the front aspect, range of base and wall mounted units set beneath roll edge work surfaces, inset gas hob with extractor hood over, built in electric oven, inset sink and drainer unit with mixer tap over, space for fridge freezer, space and plumbing for washing machine, wall mounted gas fired boiler, tiled splash backs, newly fitted tiled effect vinyl type flooring.

LOUNGE

uPVC double glazed window to the rear aspect overlooking the rear garden, uPVC double glazed door into the rear garden, wall mounted gas fired radiator, TV point, Satellite TV point, telephone point, newly fitted carpet, stairs rising to the first floor.

STAIRS AND LANDING

Stairs rising from the ground floor, carpet, doors to Bedrooms 1, 2 and Bathroom.

BEDROOM 1

uPVC double glazed window to the rear aspect, wall mounted gas fired radiator, TV point, carpet.

BEDROOM 2

uPVC double glazed window to the front aspect, wall mounted gas fired radiator, TV point, hatch to loft space, carpet.

BATHROOM

uPVC obscure double glazed window to the front aspect, bath with wall mounted electric shower over, pedestal wash hand basin, close coupled WC, tiled splash backs, newly fitted vinyl type flooring, airing cupboard housing hot water tank and shelving.

GARDEN

To the rear of the property is an enclosed garden with a patio area, lawn, garden shed, mature plants and shrubs. A gate to the rear provides access to the parking area.

PARKING AREA

To the rear of the property is a parking area providing allocated off road parking for 2 vehicles.

AGENTS NOTE

Tenants who smoke cannot be considered for a tenancy at this property. Pets not permitted. Older/retired applicants preferred.

UTILITIES

Mains electricity, gas, water and sewerage connected.

MOBILE & BROADBAND COVERAGE

Superfast broadband available. Limited mobile coverage indoors, likely mobile coverage outdoors on most networks. For more information on networks and providers please visit Ofcom's website.

FEES & DEPOSITS

There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £190.38 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£634.62) along with the deposit of £951.92 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

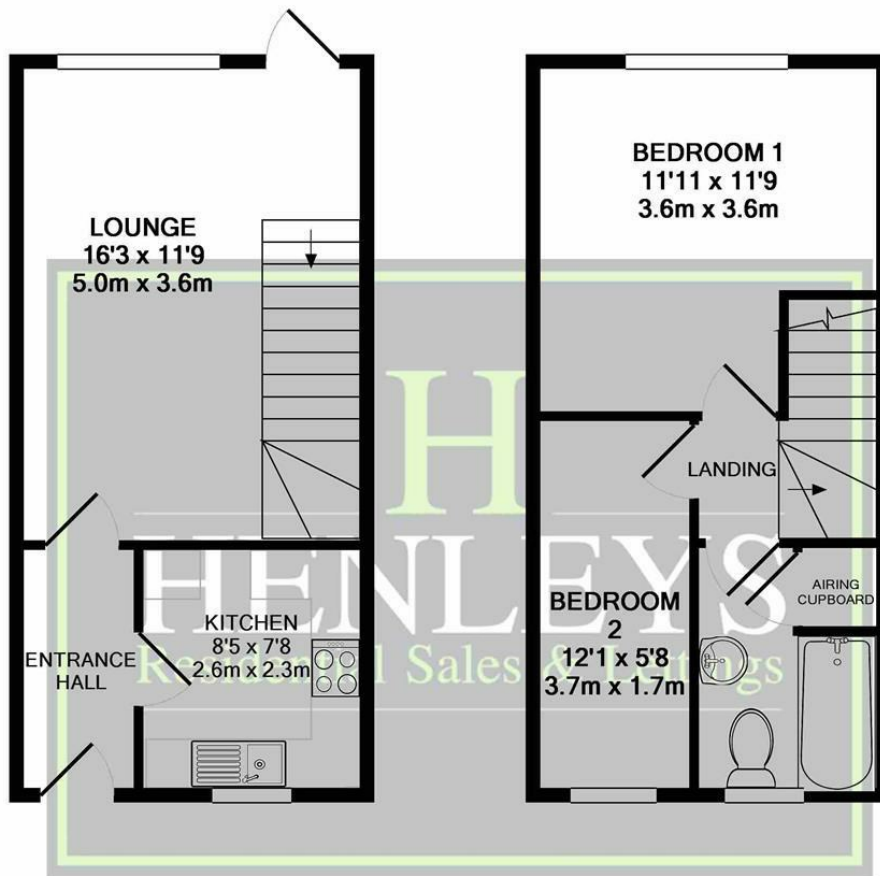


- Gas Central Heating • Double Glazing • Unfurnished & Available End July

agreeing a tenancy.

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





GROUND FLOOR
APPROX. FLOOR
AREA 290 SQ.FT.
(27.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 290 SQ.FT.
(27.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 580 SQ.FT. (53.9 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 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

Made with Metropix ©2017



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	75	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

HENLEYS
Residential Sales & Lettings

Cromer Lettings
15 West Street
Cromer
Norfolk
NR27 9HZ

01263 511111
cromer@henleysea.co.uk
www.henleysea.co.uk

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