



Victoria Road  
Mundesley Norwich

£875 PCM

A well presented two bedroom end terraced house situated in the quiet village of Mundesley. Comprising Lounge/Diner, Kitchen, Two Bedrooms, Bathroom, Enclosed Rear Garden, Garage, Off Road Parking & views of Gold Park. Unfurnished & Available September 2024. Call Henleys to view.



- Well Presented End Terraced House
- Lounge/Diner
- Kitchen
- Two Bedrooms
- Bathroom
- Enclosed Rear Garden

### ENTRANCE HALL

uPVC obscure glazed entrance door, wood effect flooring, stairs rising to the first floor, door to Lounge/Diner.

### LOUNGE/DINER

uPVC double glazed window to the front aspect, window to the rear aspect into the Kitchen, decorative fireplace, wall mounted gas fired radiator, door to under stairs storage cupboard, wood effect flooring, door to Kitchen.

### KITCHEN

uPVC double glazed window to the rear aspect, range of base and wall mounted unit set beneath roll edge worksurfaces, inset stainless steel one and a half bowl sink and drainer unit with mixer tap over, space and plumbing for washing machine, space for electric cooker with concealed extractor hood over, space for fridge freezer, wall mounted gas fired radiator, tiled splash backs, vinyl type flooring, wall mounted gas fired boiler, uPVC double glazed patio doors to Rear Garden.

### STAIRS AND LANDING

Stairs rising to the first floor, carpeted flooring, doors to Bedrooms 1, 2 and Bathroom.

### BEDROOM 1

Double bedroom with two uPVC double glazed windows to the front aspect, small built in cupboard over the stairs, wall mounted gas fired radiator, carpeted flooring.

### BEDROOM 2

Twin bedroom with uPVC double glazed window to the rear aspect with views over Gold Park, wall mounted gas fired radiator, small built in storage cupboard, carpeted flooring.

### BATHROOM

Obscure uPVC double glazed window to the side aspect, p-shaped panel sided bath with mixer tap over and wall mounted thermostatic shower, vanity unit with inset wash hand basin and mixer tap over and cupboard below, close coupled dual flush WC, wall mounted chrome ladder style heated towel rail, wall mounted gas fired radiator, shaver point and light, fully tiled walls, tiled effect vinyl type flooring.

### OUTSIDE

To the front of the property is a small step leading to the front entrance door with a few mature plants to one side. To the side of the property is a parking area providing off road parking for around 2 cars leading to the garage.

To the rear of the property is a small enclosed garden with mature plants and shrubs and a patio seating area over looking Gold Park and an outside tap. A door to the side leads into the garage and a gate leads directly onto the park.

### RESTRICTIONS

Tenants who smoke cannot be accepted for a tenancy at this property. Pets not permitted.

### FEES AND 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

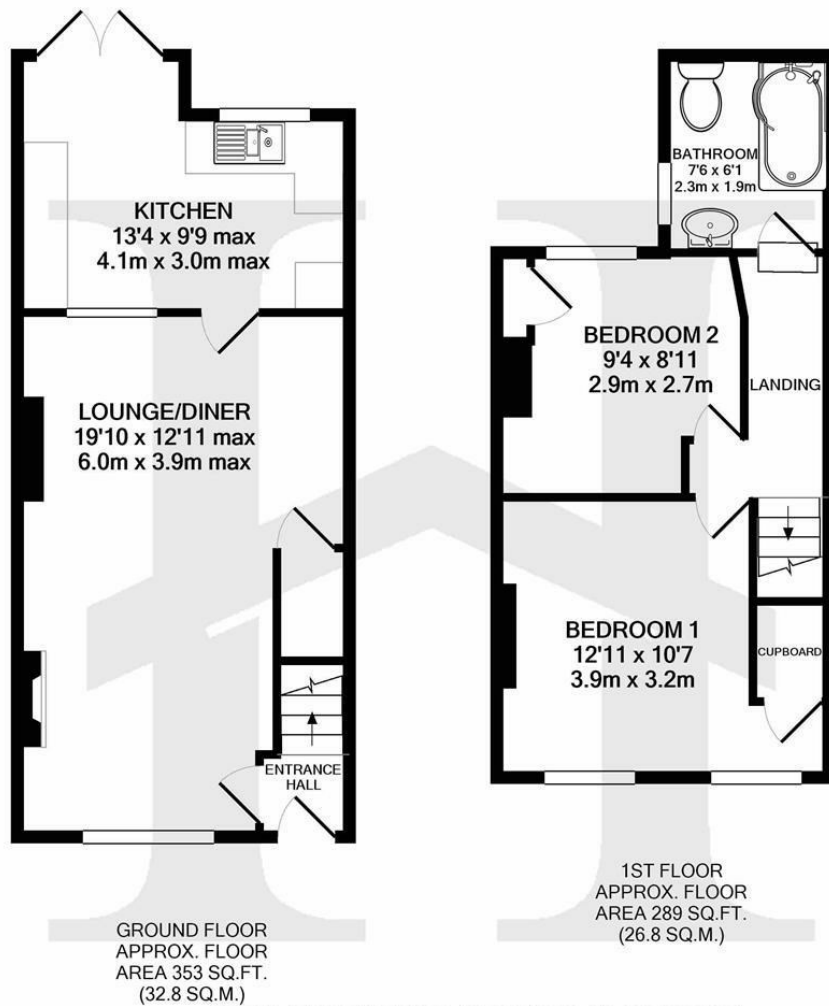


- Garage & Off Road Parking • Unfurnished • Available September 2024 • Call Henleys to view

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.

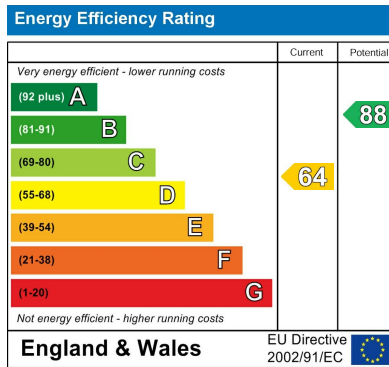
Henleys are a member of The Property Ombudsman and are part of the Propertymark Client Money Protection Scheme.





**TOTAL APPROX. FLOOR AREA 642 SQ.FT. (59.6 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  
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