



The Street

£825 PCM

Swanton Novers Melton Constable

A well presented mid terraced cottage situated in the quiet village of Swanton Novers. Comprising Lounge, Kitchen, Two Bedrooms, Bathroom & Rear Garden. Unfurnished & Available Beg March. Call Henleys to view.



- Mid Terraced Cottage • Lounge • Kitchen • Two Bedrooms • Bathroom • Rear Garden • Unfurnished • Available Beginning March 2025 • Call Henleys to view

VIEWINGS

Viewings cannot be carried out until the end of February/beginning of March. Please contact Henleys for a pre-referencing form and to register your interest.

Lounge

uPVC double glazed window to the front aspect, brick built open fireplace, wall mounted oil fired radiator, TV aerial point, storage cupboards, carpeted flooring, door to Kitchen.

Kitchen

uPVC double glazed window to the rear aspect, range of base and wall mounted units set beneath wood effect worksurfaces, inset one and a half bowl stainless steel sink and drainer unit with mixer tap over, space and plumbing for washing machine, space for electric cooker with stainless steel chimney style extractor hood over, space for fridge freezer, wall mounted oil fired radiator, tiled splash backs, wood effect vinyl type flooring, open to under stairs storage cupboard, open to Stairs, uPVC double glazed door to the Rear Garden.

Stairs and Landing

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

Bedroom 1

uPVC double glazed window to the front aspect, wall mounted oil fired radiator, TV aerial point, telephone point, built storage cupboard with hanging rail, built in cupboard with shelves and hook, carpeted flooring.

Bedroom 2

uPVC double glazed window to the rear aspect with views over the rear garden, wall mounted oil fired radiator, carpeted flooring.

Bathroom

Obscure uPVC double glazed window to the rear aspect, panel sided bath with wall mounted electric shower over, pedestal wash hand basin, close coupled dual flush WC, wall mounted oil fired radiator, tiled splash backs, wood effect vinyl type flooring.

Outside

To the front of the property is a small garden with path to front door.

To the rear of the property is a garden mainly laid to lawn with mature plants and trees.

Restrictions

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

FEES & DEPOSITS

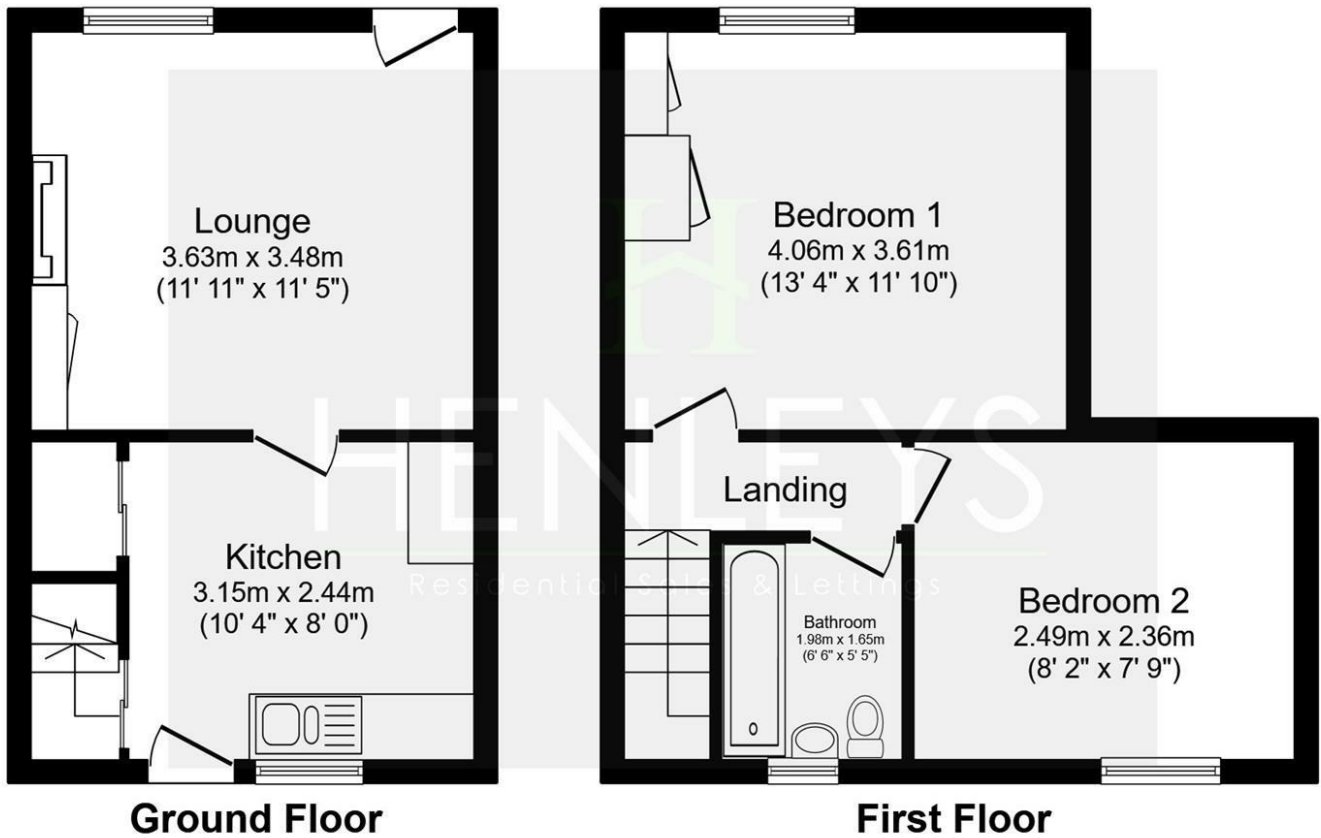
There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £190.38 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£634.62) along with the deposit of £951.92 on the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

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

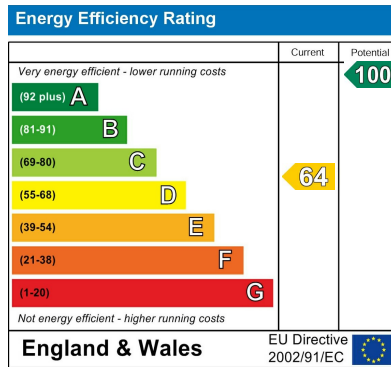






Total floor area 59.6 sq.m. (641 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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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