



Burnt Hills
Cromer

£995 PCM

A very well presented detached bungalow set on a corner plot in the quiet residential area of Burnt Hills. Comprising Spacious Entrance Hall, Lounge, Kitchen, Sun Room, Two Double Bedrooms, Shower Room, Gardens, Garage & Off Road Parking. Unfurnished & Available NOW. Call Henleys to view



- Detached Bungalow
- Lounge
- Kitchen
- Two Double Bedrooms
- Shower Room
- Sun Room
- Wrap Around Gardens

PORCH

UPVC double glazed entrance door with uPVC double glazed window to the side, tiled flooring, obscure full length window to Entrance Hall, door with obscure glass pane to Entrance Hall.

ENTRANCE HALL

Cupboard with shelving, Wall mounted gas fired radiator, artex to the ceiling, carpeted flooring, doors to Lounge, Kitchen, Shower Room, Bedrooms 1 and 2.

LOUNGE

uPVC double glazed window to the front aspect, wall mounted gas fired radiator, TV aerial point, telephone point, carpeted flooring, artex to the ceiling.

KITCHEN

uPVC double glazed window to the rear aspect, range of base and wall mounted units set beneath work surfaces, inset one and a half bowl composite sink and drainer unit with mixer tap over, space and plumbing for washing machine, space for under counter fridge, inset gas hob with stainless steel chimney style extractor hood over, built in electric oven, tiled splash backs, cupboard housing wall mounted gas fired boiler, tiles splash backs, tiled flooring, artex to the ceiling, uPVC double glazed door to Sun Room.

SUN ROOM

uPVC double glazed windows to front, side and rear aspects, vent for tumble dryer, power point, tiled flooring, uPVC double glazed door to Garden.

SHOWER ROOM

Obscure uPVC double glazed window to the rear aspect, large shower cubicle with rain style head, inset vanity wash hand basin

with mixer tap over and cupboard below, concealed cistern dual flush close coupled WC, wall mounted ladder style heated towel rail, fully tiled walls and floor, artex to the ceiling.

BEDROOM 2

uPVC double glazed window to the side aspect, uPVC double glazed high level window to the rear aspect, built out wardrobe, wall mounted gas fired radiator, carpeted flooring, artex to the ceiling.

BEDROOM 1

uPVC double glazed window to the front and side aspect, built out wardrobe, wall mounted gas fired radiator, carpeted flooring, artex to the ceiling.

GARAGE

With up and over garage door, power and light connected, pedestrian door to the rear aspect into garden.

OUTSIDE

The property is set within a corner plot with mature wrap around gardens. A gate to the left hand side leads to the enclosed rear garden with patio area. A shingled path leads around the rear of the property to a further gate to the right hand side of the property. A path leads from the public path to the front door. A driveway providing off road parking for one vehicle leads to the garage.

RESTRICTIONS

Tenants who smoke cannot be considered 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 £229.61 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent



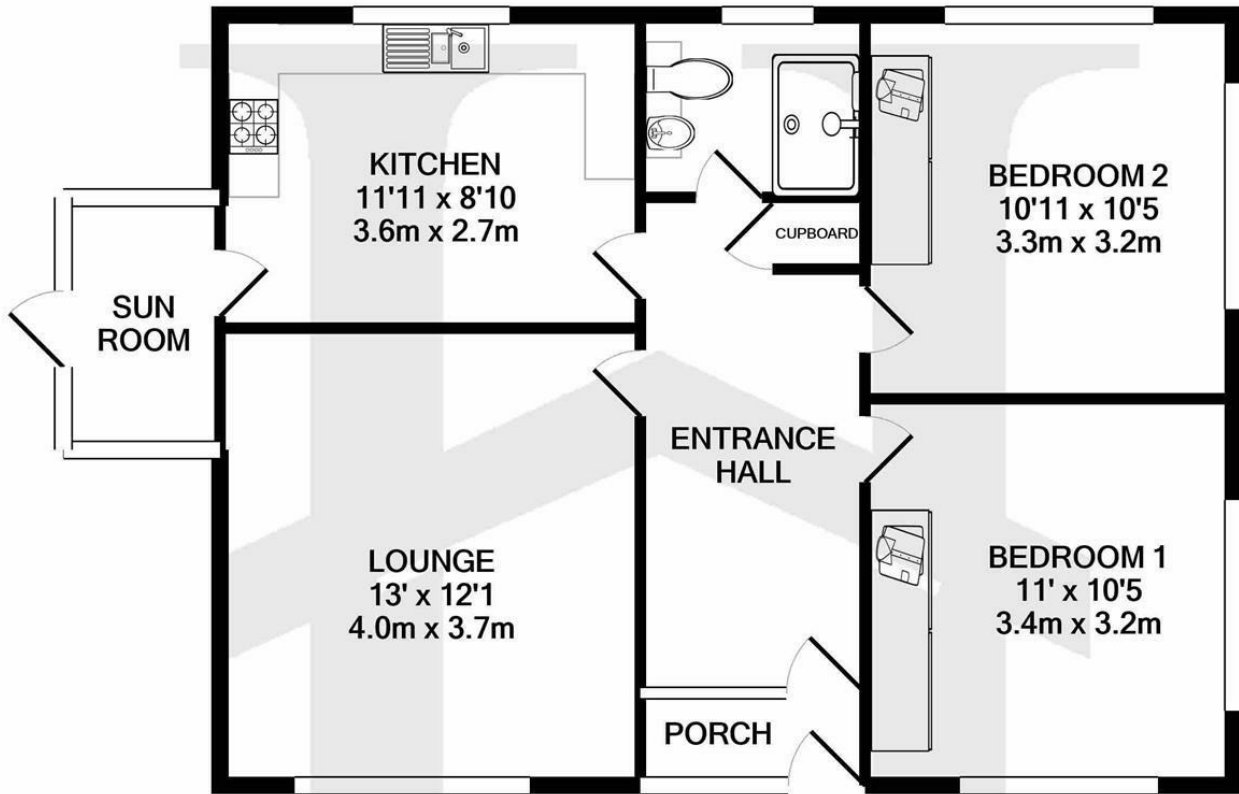
- Garage & Off Road Parking
- Unfurnished & Available NOW
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(£765.39) along with the deposit of £1,148.07 on the first day of the tenancy.

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 APPROX. FLOOR AREA 659 SQ.FT. (61.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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