

Aldreds
Lettings



Harcourt House St. Johns Road, Stalham, Norwich, NR12 9BG

£1,450 PCM



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Harcourt House St. Johns Road

Stalham, Norwich, NR12 9BG

- Three Double Bedrooms
- Stunning Kitchen
- Garage & Driveway
- Two Reception Rooms
- Beautiful Garden
- Oil Fired Central Heating

**** GARDEN SERVICE INCLUDED **** Aldreds Lettings are privileged to offer this truly exceptional three double bedroom house of great charm and character which has been fully upgraded to the very highest standard and certainly stands out from the crowd. The property is situated close to local shops, schools and is within a short walk of the high street. The accommodation comprises of an entrance hall, downstairs cloakroom, charming living room, spacious dining room, exceptional kitchen with all appliances, utility room, three double bedrooms, luxury bathroom with roll-top bath and shower cubicle, oil fired heating, double glazing, delightful sunny garden, garage and drive. Council Tax Band B, PART FURNISHED



Entrance Hall

Part glazed front door to entrance hall. Feature exposed floorboards, radiator.

Downstairs WC

White suite comprising WC. Tiled floor.

Living Room 13'1" x 11'9" (4 x 3.6)

Large living room with high ceilings, front aspect window, feature fireplace with wood-burner, superb wooden flooring, radiators.

Dining Room 17'4" x 12'1" (5.3 x 3.7)

Separate dining room, feature fireplace with wood-burner, glazed doors to garden, radiator. Opens to kitchen.

Kitchen 17'8" x 10'5" (5.4 x 3.2)

Absolutely stunning kitchen with ample storage and solid wooden work surface. Appliances include electric hob, oven, cooker hood, fridge/freezer and dishwasher. Inset spotlights, wooden floor.



Utility Room 7'6" x 6'6" (2.3 x 2)

Separate utility room, tiled floor, additional sink, washing machine, Velux window, door to garden.

Bedroom 1 11'9" x 11'1" (3.6 x 3.4)

Master bedroom with front aspect window, radiator.

Bedroom 2 11'5" x 10'2" (3.5 x 3.1)

Second double bedroom, rear aspect window overlooking the garden, fitted wardrobes, radiator.

Bedroom 3 10'9" x 9'10" (3.3 x 3)

Third double bedroom, rear aspect window overlooking the garden. Radiator.

Bathroom

True luxury bathroom suite in white comprising roll-top bath, separate double sized shower cubicle with 'rainfall' thermostatic shower, inset sink, heated towel rail, inset spot lights.

Separate WC

Modern white suite comprising WC and wash basin.

Directions



Garden

Simply delightful front garden, very well stocked with mature plants and shrubs. Fully enclosed and very private rear garden with mature trees and shrubs, patio area, lawn area and timber shed.

Garage & Driveway

Single garage with power & light. Private off street driveway parking.

Additional Information

RENT

Rent is exclusive of Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

TENANCY

6 Months Assured Shorthold.

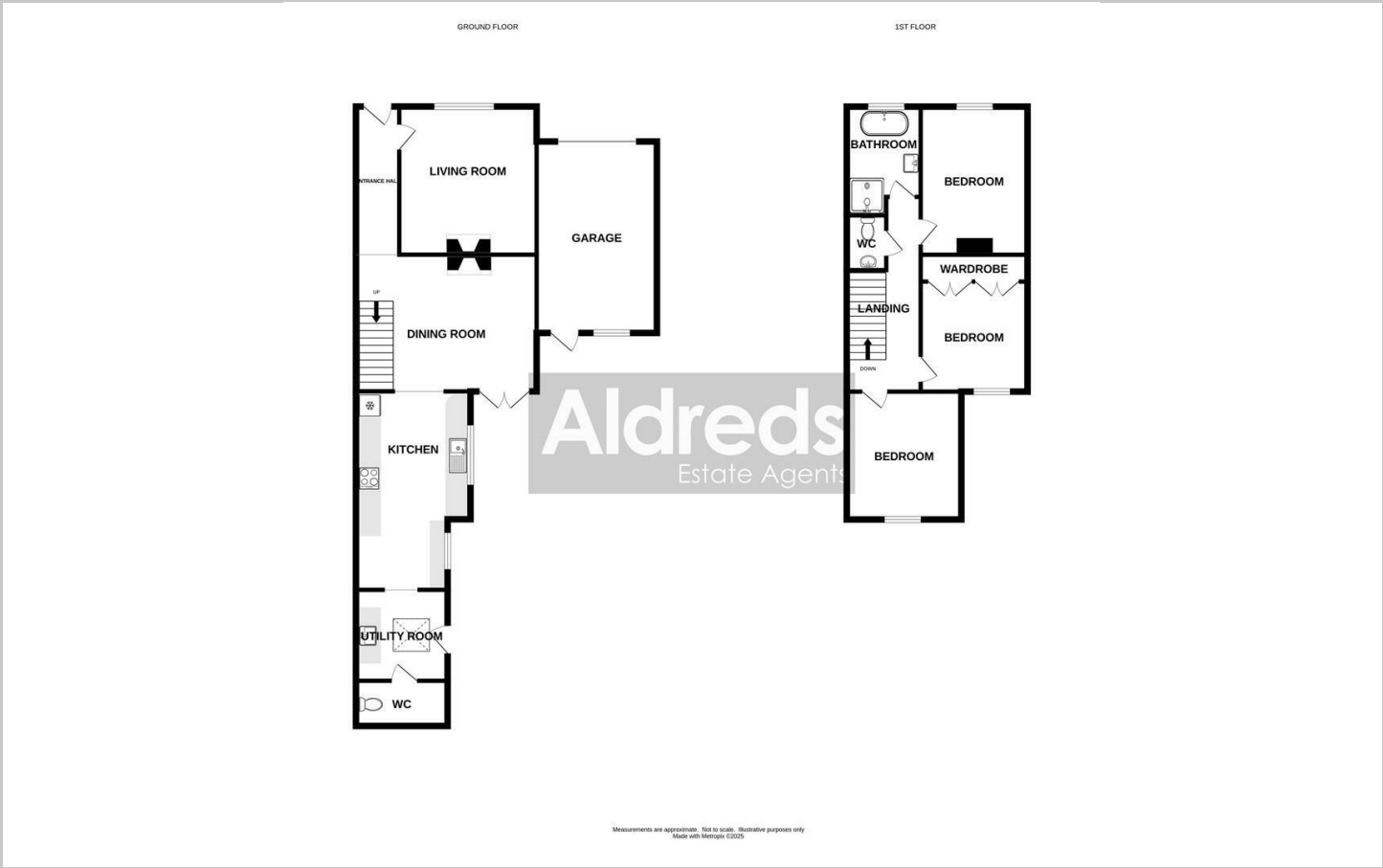
TERMS

NO SMOKING / PETS CONSIDERED

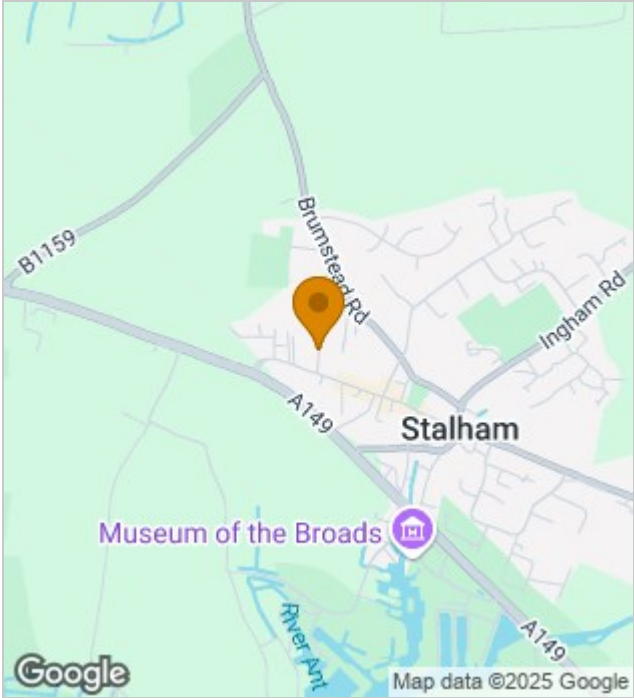
ADDITIONAL INFO

All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in advance and a Dilapidations deposit equivalent to 5 weeks' rent will also be required when agreements are signed. The Dilapidations Deposit is returnable after completion of a satisfactory tenancy. The aforementioned charges would be payable by bankers draft, a cheque drawn on a Building Society account, cash or Debit Card. NOT A PERSONAL CHEQUE.

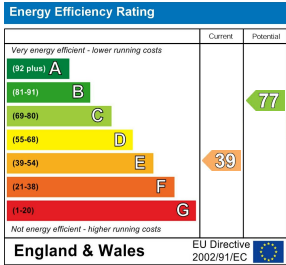
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Lettings Office on 01493 849111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

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