



Chequers Street

East Ruston, Norwich, NR12 9JT

£1,150 PCM



Aldreds Lettings are delighted to offer this superbly presented three double bedroom detached bungalow situated in this delightful Broads village. The accommodation comprises of an entrance hall, cloakroom, large living room, quality conservatory, separate dining room, superb kitchen, three double bedrooms, bathroom with shower over the bath, delightful garden with partial gardening service included, garage and drive, Oil fired central heating, double glazing, Council Tax Band C, UNFURNISHED



Entrance Hall

Entrance porch leading to entrance hall. Built in storage cupboard, radiator.

Cloakroom

White suite comprising WC. Tiled floor, radiator, frosted window.

Living Room 19'4" x 13'9" (5.9 x 4.2)

Large living room, big rear aspect window overlooking the garden, feature brick fireplace, patio doors to conservatory. Radiator, TV point.

Conservatory 13'1" x 10'9" (4 x 3.3)

Quality conservatory designed for all year round use with fitted ceiling fan and two radiators. Wonderful panoramic views over the garden. Tiled floor, doors to garden.

Dining Room 10'2" x 9'10" (3.1 x 3)

Separate dining room, rear aspect window overlooking the garden, door to garden. Radiator.

Kitchen 14'5" x 10'2" (4.4 x 3.1)

Superb kitchen with ample storage and work surface. Appliances include electric hob, double oven and cooker hood. Space and plumbing for additional appliances. Built in cupboard. Tiled floor.

Bedroom 1 13'5" x 11'9" (4.10 x 3.60)

Master bedroom, rear aspect window overlooking the garden. Range of fitted bedroom furniture, radiator.

Bedroom 2 11'9" x 9'10" (3.6 x 3)

Second double bedroom, two front aspect windows, radiator.

Bedroom 3 9'10" x 8'6" (3.0 x 2.6)

Third double bedroom, rear aspect window overlooking the garden, mirror front double wardrobe, radiator.

Bathroom

Superb modern suite comprising corner bath, electric shower, WC and wash basin. Tiled floor and walls, inset spot lights, radiator, frosted window.

Garden

Absolutely delightful private fully enclosed South facing garden mainly laid to lawn with well stocked and mature boarders.

Garage & Parking

Single brick built integral garage with ample private 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

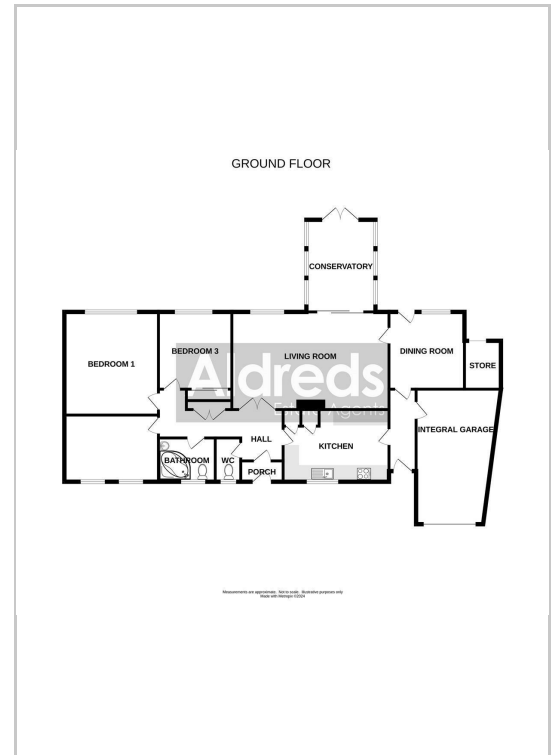
ADDITIONAL INFO

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.

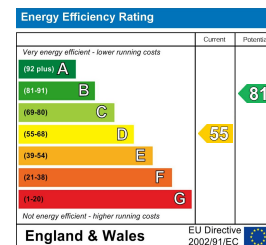
Area Map



Floor Plans



Energy Efficiency Graph



Disclaimer

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