



Mill Common Road
Ridlington North Walsham

£975 PCM

A well presented three bedroom semi-detached house situated on the outskirts of Ridlington. Comprising Lounge, Dining Room, Kitchen, Three Double Bedrooms, Shower Room, Private Rear Garden backing onto Fields & Off Road Parking. Available NOW. Call Henleys to view.



- Semi Detached House • Lounge, Dining Room • Kitchen • Three Double Bedrooms • Newly Fitted Shower Room

LOCATION

This lovely three bedroom semi-detached house is situated on the outskirts of the village of Ridlington and is only a short 10 minute walk to the seaside villages of Walcott and Bacton both with a small range of convenient shops, including Post Offices, Fish & Chip shop and restaurants. The property is also around 15 minutes drive to the market town of North Walsham with it range of local shops, supermarkets including Waitrose, Train Station with services to Norwich with direct connections to London and other local amenities. The popular seaside town of Cromer is around 30 minutes drive and offer various local shops, Supermarkets and Train Station. The city of Norwich is around 40 minutes drive and has a range of shops, shopping malls and supermarkets.

ENTRANCE PORCH

Obscure uPVC double glazed entrance door with matching full length side window, uPVC double glazed high level window to the side aspect, wall mounted has fired radiator, tiled flooring, uPVC double glazed door to the entrance hall.

ENTRANCE HALL

Tiled flooring, door to Lounge, obscure multi glazed door to Kitchen, stairs rising to the first floor.

LOUNGE

uPVC double glazed French door to the rear aspect with full length matching uPVC double glazed windows to either side, feature fire place (fire not in use), TV aerial point, satellite TV point, telephone point, wall mounted gas fired radiator, newly fitted carpeted flooring, artex and coving to the ceiling, small storage cupboard, door to under stairs storage cupboard, obscure mutli-glazed door to Dining Room.

DINING ROOM

uPVC double glazed window to the rear aspect, wall mounted radiator, newly fitted carpeted flooring, artex and coving to the ceiling, space for fridge freezer, multi glazed door to Kitchen.

KITCHEN

uPVC double glazed window to the front aspect, range of base and wall mounted units set beneath roll edge worksurfaces, inset stainless steel sink and drainer unit with mixer tap over, space and plumbing for washing machine, space for electric cooker and extractor hood over, wall mounted gas fired radiator, tiled splash backs, tiled flooring, artex and coving to the ceiling.

STAIRS AND LANDING

Stairs rising to the first floor, uPVC double glazed window to the rear aspect with field views, newly fitted carpeted flooring, wall mounted gas fired radiator, door to airing cupboard housing gas fired boiler and shelving, doors to Bedrooms 1, 2, 3 and Shower Room.

BEDROOM 2

uPVC double glazed window to the front aspect, TV aerial point, satellite TV point, wall mounted gas fired radiator, newly fitted carpeted flooring, built in wardrobe with hanging rail and shelf, artex and coving to the ceiling.

BEDROOM 3

uPVC double glazed window to the rear aspect with field views, wall mounted gas fired radiator, newly fitted carpeted flooring, artex and coving to the ceiling,

SHOWER ROOM

uPVC double glazed window to the rear aspect, newly fitted suite comprising large shower cubical with wall mounted electric



- Private Enclosed Rear Garden • Off Road Parking • Unfurnished • Available NOW • Call Henleys to view

shower, pedestal wash hand basin, low level WC with concealed cistern, chrome ladder style heated towel rail, extractor fan, tiled splash backs, newly fitted vinyl type flooring.

BEDROOM 1

uPVC double glazed window to the front aspect, TV aerial point, wall mounted gas fired radiator, newly fitted carpeted flooring, built in wardrobe with hanging rail and shelf.

OUTSIDE

To the front of the property is off road parking for 2 cars and leads to the front entrance door.

To the rear of the property is a spacious and private enclosed rear garden with lawn area and an ideal area for a vegetable plot. To the side of the property is an outhouse.

RESTRICTIONS

Tenants who smoke cannot be considered for a tenancy at this property. Pets not permitted. Preferably no children.

TENURE

The maximum term of tenancy that can be currently guaranteed is 12 months.

FEES AND DEPOSITS

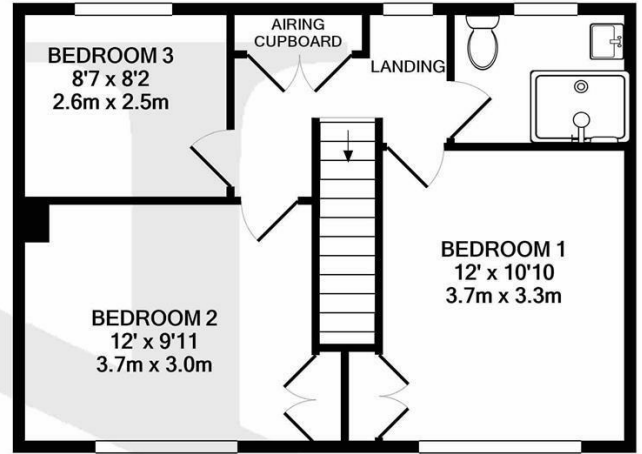
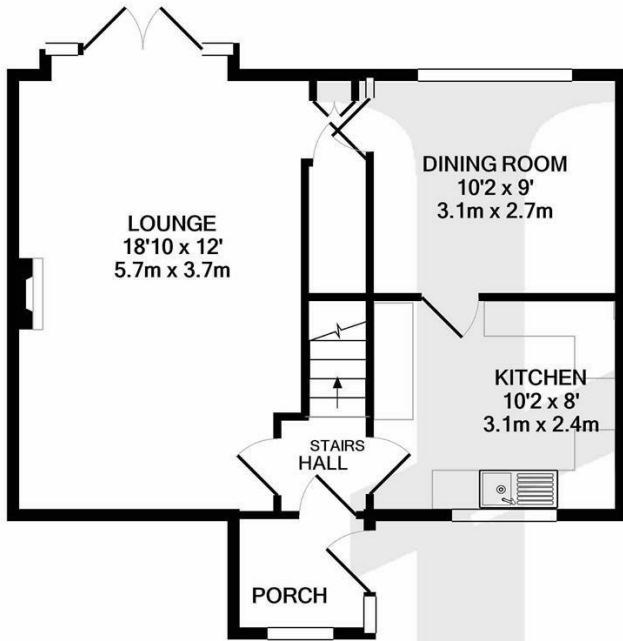
There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £225.00 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£750.00) along with the deposit of £1,125.00 on 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 909 SQ.FT. (84.5 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			95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(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