



SUSTEAD ROAD NORWICH, NR11 8RE

£1,300 PCM

A well presented detached bungalow situated in the quiet village of Gresham. Comprising Spacious Lounge, Kitchen, Three Bedrooms, Bathroom, Separate WC, Off Road Parking, Side & Rear Gardens, Unfurnished & Available NOW. Call Henleys to view,


HENLEYS
Residential Sales & Lettings

SUSTEAD ROAD

- Detached Bungalow • Spacious
- Lounge • Kitchen • Three
- Bedrooms • Bathroom & Separate WC • Off
- Road Parking • Side & Rear
- Gardens • Unfurnished • Available NOW • Call
- Henleys to view



Porch

uPVC front entrance door, wood effect vinyl type flooring, glazed door to Entrance Hall.

Entrance Hall

Wall mounted electric heater, airing cupboard with shelving and hot water tank, storage cupboard, newly fitted carpeted flooring, hatch to loft space, doors to Lounge, Kitchen, Bedrooms 1, 2, 3, Bathroom & WC.

Lounge

uPVC double glazed windows to the front and side aspects, inset wood burner with stone hearth and wooden shelf over, serving hatch to Kitchen, carpeted flooring.

Kitchen

uPVC double glazed windows to the side and rear aspects, range of base and wall mounted units set beneath roll edge work surfaces, inset stainless steel sink and drainer unit with mixer tap over, space and plumbing for washing machine, inset electric hob with stainless steel chimney style extractor hood over, built in electric oven, space for fridge freezer, wall mounted electric heater, tiled splash backs, tiled effect vinyl type flooring, uPVC double glazed door to the Rear Garden.

Bedroom 1

Spacious super king size bedroom with uPVC double glazed window to the front aspect, wall mounted electric heater, built in wardrobe with hanging rail and shelving, newly fitted carpeted flooring.

Bedroom 2

Double bedroom with uPVC double glazed window to the side aspect, built in wardrobe with hanging rail and shelving, carpeted flooring.

Bedroom 3

Single bedroom with uPVC double glazed window to the rear aspect over looking the rear garden, newly fitted carpeted flooring.

Bathroom

Obscure uPVC double glazed window to the rear aspect, panel sided bath with electric shower over, pedestal wash hand basin, chrome ladder style heated towel rail, wall mounted electric fan heater, tiled splash backs, wood effect vinyl type flooring.

WC

Obscure uPVC double glazed window to the rear aspect, close coupled WC, wall mounted wash hand basin, tiled splash backs, wood effect vinyl type flooring.

Outside

To the front of the property is a shingled driveway providing off road parking for 2/3 cars and leading to the front entrance door. To the left hand side of the property is a paved path leading to the rear garden. To the right hand side of the property is a garden mainly laid to lawn with mature shrubs and hedging and leads round into the rear garden,

The rear garden is mainly laid to lawn with mature

shrubs, trees and hedging, outside tap and garden shed (left at goodwill).

Restrictions

Tenants who smoke cannot be considered for a tenancy at this property. One pets may be considered.

FEES & DEPOSITS

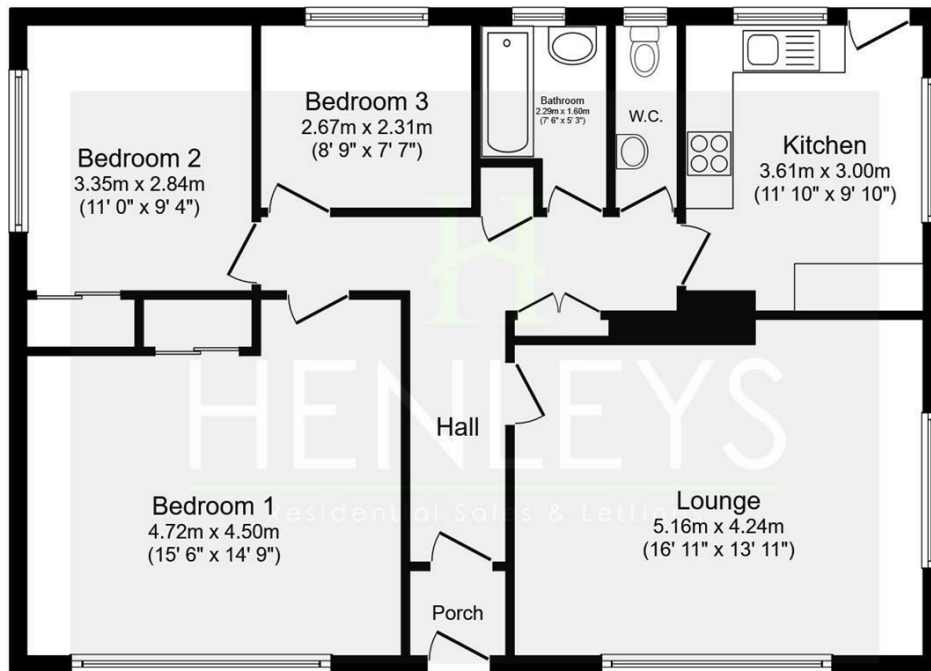
There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £300.00 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£1,000.00) along with the deposit of £1,500.00 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.

THUYA RETREAT SUSTEAD ROAD





Floor Plan
Floor area 89.7 m² (965 sq.ft.)

TOTAL: 89.7 m² (965 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(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