Melton Street

Melton Constable

£850 PCM

A mid terraced house situated in the village of Melton Constable. Comprising, Lounge, Open plan Kitchen/Diner, Downstairs Bathroom, Two Bedrooms and Further Bedroom/Study. Enclosed Rear Garden & On Street Parking. Unfurnished & Available NOW. Call Henleys to view.

• Terraced House • Lounge • Open Plan Diner/Kitchen • Downstairs Bathroom • Two Bedrooms • Bedroom 3/Study

Melton Constable

Melton Constable is situated around 6 miles from the market town of Holt. Melton Constable has a Doctors Surgery, Garage and Fuel Station, Co-op convenience shop with post office, Butchers, Laundrette, Chinese and Indian Takeaways and Kebab Shop/Fish and Chip Shop. Astley Primary School is also nearby.

Entrance Hall

Composite front entrance door, wall mounted oil fired radiator, wood effect flooring, doors to Lounge and Dining Room.

Lounge

uPVC double glazed window to the front aspect, wall mounted oil fired radiator, wood effect flooring.

Dining Room

Wall mounted oil fired radiator, built in storage cupboards, open to Kitchen, door to Inner Hallway and Stairs.

Kitchen

uPVC double glazed window to the rear aspect, range of base and wall mounted units set beneath roll edge work surfaces, inset stainless steel sink and drainer unit with mixer tap over, washing machine, freestanding electric cooker, undercounter fridge, under counter freezer, wall mounted oil fired radiator, tiled splash backs, tiled effect vinyl type flooring, uPVC double glazed door to the Rear Garden.

Inner Hallway

Wood effect vinyl type flooring, door to understairs storage cupboard, door to Bathroom.

Bathroom

Obscure uPVC double glazed window to the rear aspect, p-shaped bath with mixer tap over and wall mounted electric shower, concealed cistern dual flush WC, pedestal wash hand basin with mixer tap over, wall mounted chrome ladder style heated towel rail, fully tiled walls, tiled flooring.

Stairs and Landing

Double glazed window to the rear aspect, stairs rising from the ground floor, wall mounted oil fired radiator, carpeted flooring, doors to Bedrooms 1 & 2.

Bedroom 1

uPVC double glazed window to the rear aspect, wall mounted oil fired radiator, built in storage cupboard, carpeted flooring, door to Bedroom 3/Study.

Bedroom 2

uPVC double glazed window to the front aspect, wall mounted oil fired radiator, carpeted flooring, door to Bedroom 3/Study.

Bedroom 3/Study

uPVC double glazed window to the front aspect, wall mounted oil fired radiator, built in storage cupboard, carpeted flooring, doors to Bedrooms 1 & 2.

Outside

To the front of the property is a small low maintenance garden with path leading to the front entrance door.

To the rear of the property is an enclosed garden with patio area with outside tap, outside store room, steps lead up to a lawned garden area with plant border and shingled pathway leading to the oil tank and rear gate. The rear gate leads to a communal area with the bins and access along the rear of the neighbouring properties back onto Fakenham Road.

• Enclosed Rear Garden • Unfurnsihed • Available NOW • Call Henleys to view

Furnishing

The property is offered to rent unfurnished however the white goods will be left at goodwill. The furniture currently in the property can be left by separate negotiation.

Restrictions

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

FEES & DEPOSITS

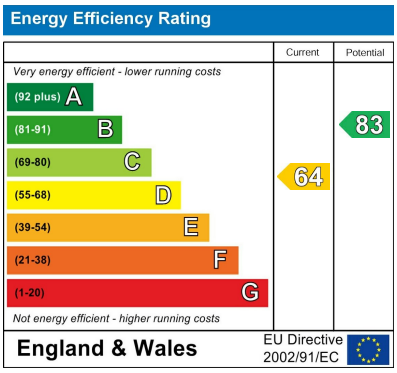
There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £196.15 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£653.85) along with the deposit of £980.76 on the 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: 82.2 m² (885 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



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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