



## New Road Sheringham

£995 PCM

A recently refurbished 2/3 bedroom terraced house situated close to Sheringham Town Centre. Comprising Lounge, Dining Room, Kitchen, Downstairs Bathroom, Two Double Bedroom, Single Bedroom accessed via Bedroom 2 and Enclosed Rear Garden. Unfurnished & Available NOW. Call Henleys to view.





- Terraced House • Lounge • Dining Room • Kitchen • Downstairs Bathroom • Two Double Bedrooms • Single Bedroom accessed via Bedroom 2

### Lounge

uPVC obscure double glazed entrance door, uPVC double glazed window to the front aspect, wall mounted electric heater, TV phone, telephone point, newly fitted carpeted flooring, door to bottom landing.

### Bottom Landing

Stairs rising to the first floor, newly fitted carpeted flooring, door to Dining Room.

### Dining Room

uPVC double glazed window to the rear aspect, fireplace recess, wall mounted electric heater, carpeted flooring, door to understairs storage cupboard, door to Kitchen.

### Kitchen

uPVC double glazed window to the side 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, chimney recess with electric cooker point, space for fridge freezer, tiled splash backs, wood effect flooring, door to Bathroom, obscure uPVC double glazed door to the Rear Garden.

### Bathroom

Obscure uPVC double glazed window to the side aspect, panel sided bath with mixer tap and thermostatic shower with dual shower heads over, pedestal wash hand basin with mixer tap over, close coupled dual flush WC, wall mounted electric heater, extractor fan, tiled splash backs, wood effect flooring.

### Stairs and Landing

Stairs rising from the ground floor, newly fitted carpeted flooring, a single step leads up into both Bedrooms 1 and 2.

### Bedroom 1

uPVC double glazed window to the front aspect, feature cast iron fireplace, wall mounted electric heater, newly fitted carpeted flooring.

### Bedroom 2

uPVC double glazed window to the rear aspect, feature cast iron fireplace, wall mounted electric heater, newly fitted carpeted flooring, door to storage cupboard, door to Bedroom 3.

### Bedroom 3

uPVC double glazed window to the rear aspect, wall mounted electric heater, newly fitted carpeted flooring, cupboard housing hot water tank.

### Garden

Enclosed rear garden mainly shingled with raised decking area, mature plants and trees and a pathway leads to the back gate. The gate leads to a rear access which in turn leads along the rear of the neighbouring properties and back to New Road via an alleyway.

To the front of the property is a small shingled garden with path to front entrance door.

### Restrictions

Tenants who smoke cannot be considered for a tenancy at this property. Pets not permitted.

### FEES & DEPOSITS

There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £229.61 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent



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(£765.39) along with the deposit of £1,148.07 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 floor area: 78.3 sq.m. (843 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) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	58	58
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 