



Holway Road Sheringham

£950 PCM

**** APPLICATION RECEIVED **** A well presented end terraced house situated close to the town centre & amenities. Comprising Lounge, Kitchen, Dining Room, WC, Two Bedrooms, Bathroom & Enclosed Rear Garden. Unfurnished. Available Now. Call Henleys to view.



- End Terraced House • Lounge • Dining Room • Kitchen • Two Double Bedrooms • Bathroom & Downstairs WC • Enclosed Rear Garden • Unfurnished • Available Now • Call Henleys to view

HALLWAY

uPVC entrance door, wall mounted radiator, carpeted flooring, stairs rising to the first floor, door to Lounge, Dining Room and WC.

LOUNGE

uPVC double glazed window to the front aspect, TV point, satellite points, telephone point, wall mounted radiator, carpeted flooring, textured ceiling.

DINING ROOM

uPVC double glazed window to the rear aspect, wall mounted radiators, under stairs storage cupboard, exposed timber flooring, open to Kitchen.

KITCHEN

uPVC double glazed window to the side aspect, range of base and wall mounted units set beneath work surfaces, inset stainless sink and drainer unit with mixer tap over, dishwasher, integrated fridge/freezer, inset four ring gas hob with extractor hood over, built in double oven and grill, wall mounted radiator, tiled splash backs, tiled flooring, uPVC double glazed door to Rear Garden.

WC

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

FIRST FLOOR LANDING

Stairs rising from the ground floor, carpeted flooring, doors to Bedrooms 1, 2 and Bathroom.

BEDROOM 1

Double bedroom with uPVC double glazed window to the front aspect, wall mounted radiator, carpeted flooring, textured ceiling.

BEDROOM 2

Double bedroom with uPVC double glazed window to the rear aspect, wall mounted radiator, carpeted flooring.

BATHROOM

Obscure uPVC double glazed window to the rear aspect, bath with mixer tap and shower attachment over, pedestal wash hand basin with mixer tap over, close coupled dual flush WC, wall mounted gas fired radiator, aquaboard splash backs, tiled effect vinyl type flooring.

OUTSIDE

To the front of the property is a timber gate leading to a small landscaped garden with a paved circular feature.

To the rear of the property is a patio area with steps leading down to a lawned area with mature shrubs. There is an outbuilding and a timber shed.

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 £219.23 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£730.77) along with the deposit of £1,096.15 on the first day of the tenancy.

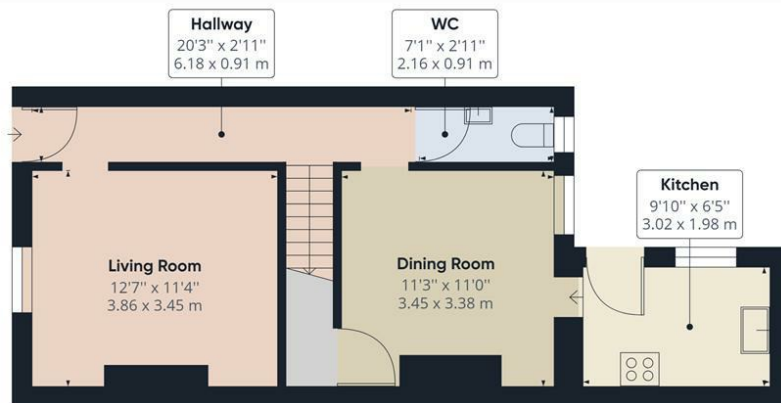
Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask



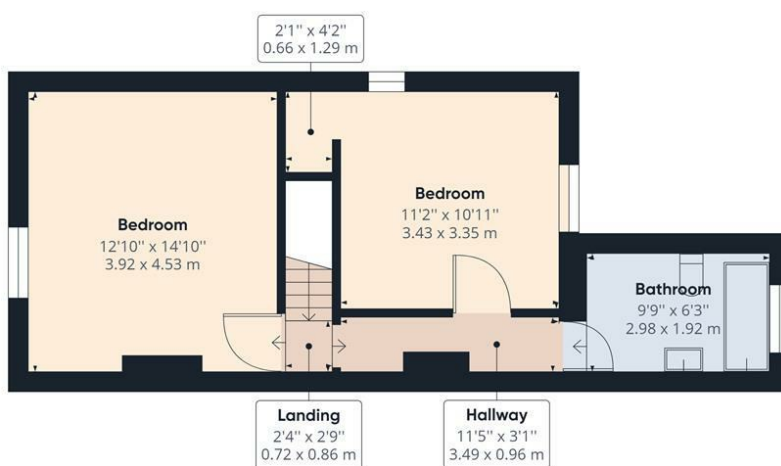
for your co-operation in order that there will be no delay in agreeing a tenancy.

Henleys are a member of The Property Ombudsman and are part of the Propertymark Client Money Protection Scheme.





Ground Floor



Floor 1

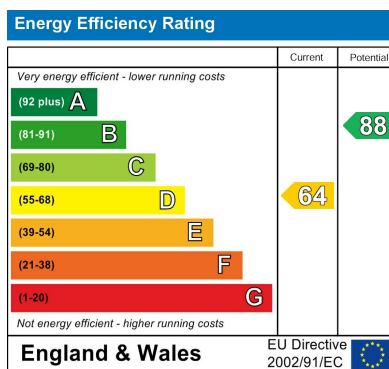
Approximate total area⁽¹⁾

875.58 ft²
81.34 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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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