



## Broadgate Close Northrepps Cromer

£950 PCM

A well presented mid terraced house situated in the quiet village of Northrepps. Comprising open plan Lounge/Diner, Kitchen, Rear Porch, Double Bedroom, Single Bedroom, Bathroom, Enclosed Rear Garden & Allocated Off Road Parking. Furnished or Unfurnished. Available NOW. Call Henleys to view.



- Mid Terraced House • Open Plan Lounge/Diner • Kitchen • Double Bedroom, Single Bedroom • Bathroom

### Lounge/Diner

uPVC double glazed window to the front and rear aspects, wall mounted electric heaters, wood effect flooring, stairs rising to the first floor, door to Kitchen.

### Kitchen

Single glazed window to the rear aspect into Rear Porch, range of base and wall mounted units set beneath roll edge work surfaces, inset stainless steel sink and drainer unit with mixer tap over, integrated dishwasher, inset electric hob with concealed extractor hood over, built in electric oven, space for fridge freezer, tiled splash backs, tiled flooring, single glazed door to Rear Porch.

### Porch

uPVC double glazed window to the side and rear aspects, roll edge work surfaces, space and plumbing for washing machine, painted brick walls, tiled flooring, uPVC double glazed door to the Rear Garden.

### Stairs and Landing

Stairs rising from the ground floor, door to cupboard housing lagged hot water tank, carpeted flooring, doors to Bedrooms 1, 2 and Bathroom.

### Bathroom

Obscure uPVC double glazed window to the rear aspect, panel sided bath with mixer tap and wall mounted electric shower over, pedestal wash hand basin with mixer tap over, close coupled WC, fully tiled walls, vinyl type flooring.

### Bedroom 1

Double bedroom with uPVC double glazed window to the front aspect, wall mounted electric heater, door to built in cupboard with hanging rail and shelf, carpeted flooring.

### Bedroom 2

Single bedroom with uPVC double glazed window to the rear aspect, wall mounted electric heater, carpeted flooring.

### Outside

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

To the rear of the property is an enclosed garden mainly laid to lawn with patio area and path leading to the allocated parking space. The parking is situated within a communal carpark accessed via Bulls Row.

### Restrictions

Tenants who smoke cannot be considered for a tenancy at this property. One small 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 £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.

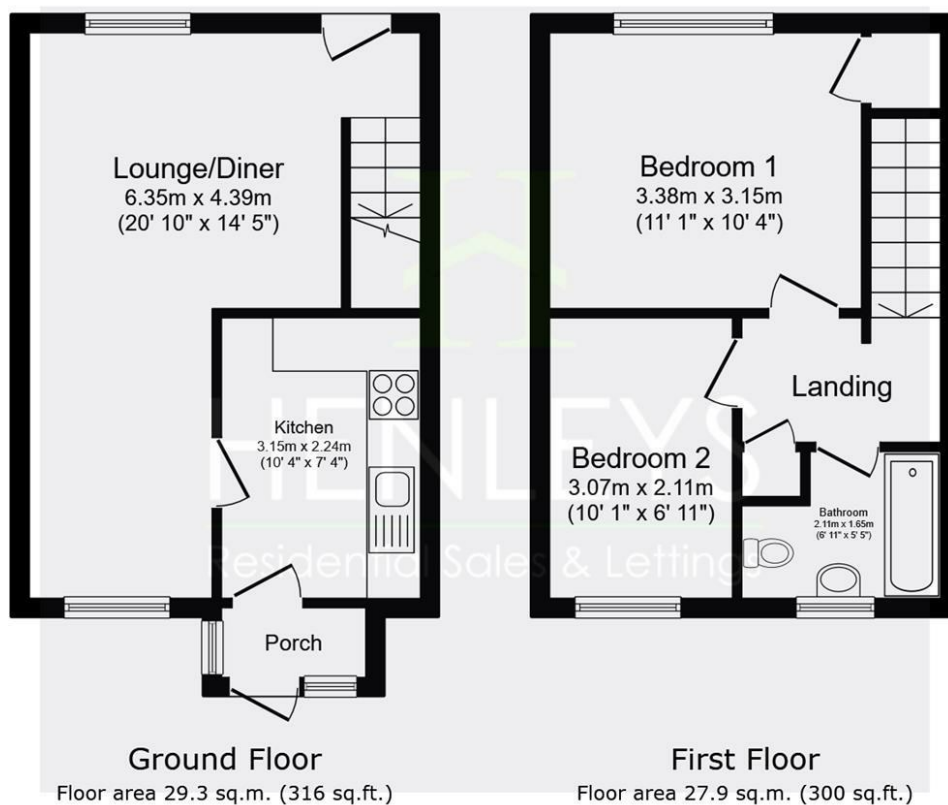
Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

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



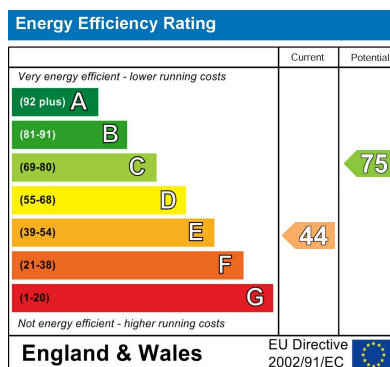
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Total floor area: 57.2 sq.m. (616 sq.ft.)

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