



Bulls Row Northrepps Cromer

£925 PCM

A two bedroom mid terraced house situated in the village of Northrepps. Comprising Lounge/Diner, Newly Fitted Kitchen, Rear Porch, Two Bedrooms, Newly Fitted Shower Room and Enclosed Front & Rear Gardens. Unfurnished & Available NOW. Call Henleys to view.



- Mid Terraced House • Lounge/Diner • Newly Fitted Kitchen • Two Bedrooms • Newly Fitted Shower Room • Enclosed Front & Rear Gardens • Unfurnished • Available NOW • Call Henleys to View

Lounge/Diner

Composite front entrance door, uPVC double glazed window to the front aspect, wall mounted electric heater, carpeted flooring, stairs rising to the first floor, open to Kitchen, uPVC double glazed patio doors opening into the rear garden.

Kitchen

uPVC double glazed window to the rear aspect, range of newly fitted base and wall mounted units, inset composite sink and drainer unit with mixer tap over, space for electric cooker, space for fridge freezer, large splashback. wood effect tiled flooring, uPVC double glazed door to Rear Porch.

Rear Porch

uPVC double glazed window to the rear aspect, roll edge worksurface, space and plumbing for washing machine, tiled flooring, uPVC double glazed door to the Rear Garden.

Stairs & Landing

Stairs rising from the ground floor, cupboard housing hot water tank, carpeted flooring, doors to Bedrooms 1, 2 & Shower Room.

Bedroom 1

uPVC double glazed window to the front aspect, built in cupboard with shelving, wall mounted electric heater, carpeted flooring.

Bedroom 2

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

Shower Room

Obscure uPVC double glazed window to the rear aspect, large shower cubicle, vanity unit with inset wash hand basin with cupboard below & mixer tap over with concealed cistern WC, wall mounted ladder style heated towel rail, tiled splash backs, tiled flooring.

Outside

To the front of the property is an enclosed garden mainly laid to lawn with path to the front entrance door and plant/shrub borders.

To the rear of the property is an enclosed garden with patio area and lawn area with rear access gate.

Restrictions

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

FEES & DEPOSITS

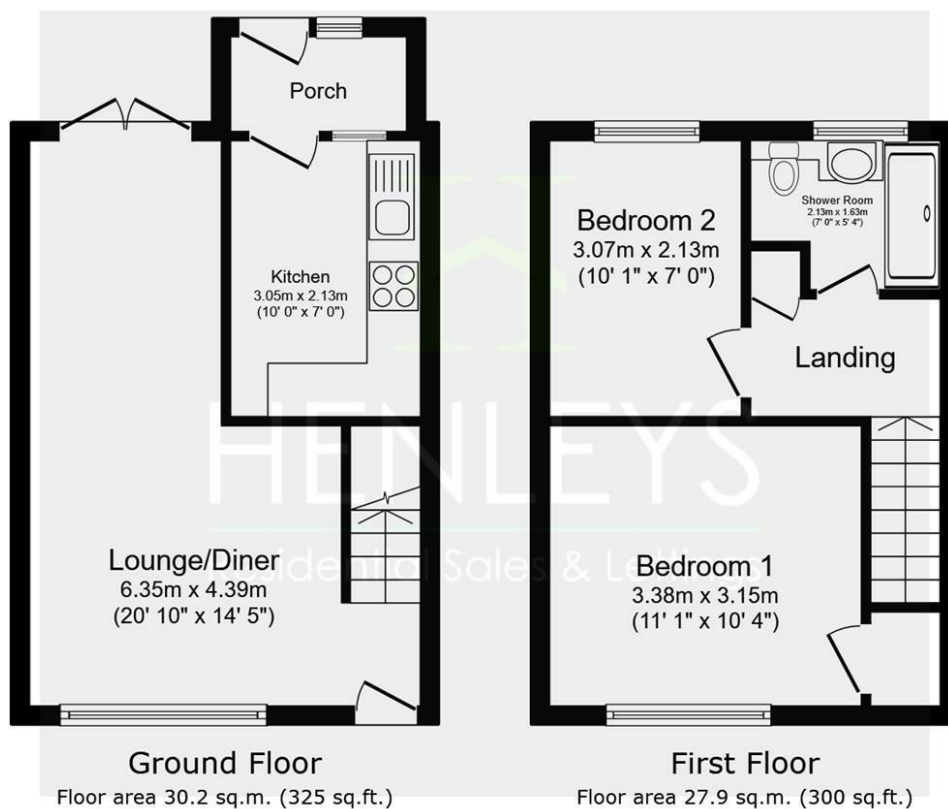
There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £213.46 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£711.54) along with the deposit of £1,067.30 on 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: 58.1 sq.m. (626 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+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Cromer Lettings
15 West Street
Cromer
Norfolk
NR27 9HZ

01263 511111
cromer@henleysea.co.uk
www.henleysea.co.uk

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