

Arnolds | Keys



4 Buckenham Road, Aylsham, Norwich, NR11 6GB

£950 Per Calendar Month

- Popular Bure Meadows Development
- Lounge With French Doors To Rear Garden
- 2 Double Bedrooms Both With Wardrobes
- Garage And Parking
- EPC Rating B
- Attractive Fitted Kitchen With Oven And Hob
- Cloakroom
- Bathroom With Over Bath Shower
- Gas Central Heating And UPVC Double Glazing

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Located on the popular Bure Meadows development, this stylish house offers comfortable, contemporary living on the outskirts of Aylsham. Built in 2016, the property boasts a smart, energy-efficient design (EPC rating B) and is perfect for professionals. Step inside to find a welcoming hallway, a convenient downstairs cloakroom, and a modern fitted kitchen complete with oven and hob. The spacious lounge opens directly onto a private rear garden. Upstairs, you'll find two double bedrooms and a sleek, well-appointed bathroom. Additional benefits include gas central heating, double glazing, a private garage, and off-road parking.

EPC - B. Council Tax - B.



Council Tax Band: B



Garden midsentence is included in the rent.

Aylsham is a charming market town situated approximately 11 miles north of Norwich, offering excellent transport links to both the city and the beautiful North Norfolk Coast. The town is well-equipped with a variety of local amenities, including schools for all ages, restaurants, shops, a church, and leisure facilities.

EPC Rating: B. Council Tax: B.

ENTRANCE HALL

Grey fitted carpet. Radiator. Stairs to first floor.

KITCHEN

max 6'10" x 10'0"

An attractive fitted kitchen with white gloss finish to door fronts. Vinyl floor. Inset gas hob with oven below. Inset sink. Appliance recesses for washing machine, dishwasher and fridge/freezer. UPVC double glazed window.

LOUNGE/DINER

max 13'8" x 15'7"

Grey fitted carpet. 2 x Radiators. UPVC patio doors into garden. Cupboard under stairs.

CLOAKROOM

3'7" x 4'10"

Wash basin. WC. Vinyl floor. Radiator.

FIRST FLOOR LANDING

Grey fitted carpet.

BEDROOM ONE

11'4" x 9'2"

Grey fitted carpet. Radiator. Two UPVC double glazed windows. Two built in cupboards.

BATHROOM

6'0" x 6'0"

2.8 x 3.46

BEDROOM TWO

13'8" x 10'4"

Grey fitted carpet. Radiator. Two UPVC double glazed windows. Built in wardrobe.

OUTSIDE

Open plan lawn garden to front. Enclosed rear garden laid to lawn with paved path and gate for pedestrian access. Garden maintenance will be provided by the Landlord with access arranged between landlord and tenant.

GARAGE

Garage on block (middle of three) with tandem parking in front.

TENANTS NOTE

The deposit for this property is £1096.

EPC Rating B. Council Tax Band B.

All main services available or connected. For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker (www.checker.ofcom.org.uk/en-gb/mobile-coverage OR www.checker.ofcom.org.uk/en-gb/broadband-coverage).

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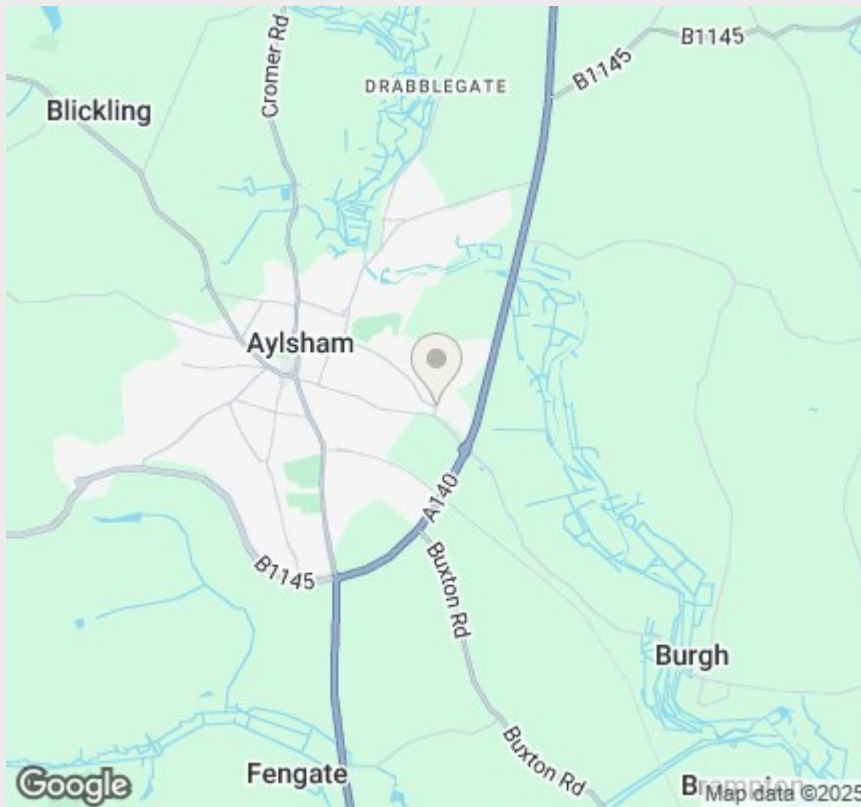
Please be aware that marketing photographs for this property may have been taken using a wide angle lens and may also have been taken before the current tenancy started. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoings, therefore tenants will be required to pay all utility bills generated throughout the tenancy period.

Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.

The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £219.23. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.



Viewings

Viewings by arrangement only. Call 01603 216812 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A	84	
(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



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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 are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

