

Cruso & Wilkin

TO LET

13 Swaffham Road, East Raynham, NR21 7EG



Three bedroom semi-detached house

Available Immediately

£950 per calendar month

(Subject to Contract)

Lynn List: 01553 691691
ll@crusowilkin.co.uk

The Estate Office, Church Farm, Hillington,
King's Lynn, Norfolk PE31 6DH

Description:

A semi-detached house offering a kitchen/diner, lounge, ground floor bathroom, three bedrooms and parking for 3/4 vehicles.

Available immediately. Oil central heating. Offered to let unfurnished.

Location:

The property is located on the Swaffham Road, East Raynham. From the Fakenham roundabout head South towards Hempton and follow the A1065 for 3.8 miles where the property will be found on the left hand side, accessed via a private drive.

Postcode: NR21 7EG

What3words:///column.butterfly.easily

The Accommodation:

Entrance Hall:

Double glazed door to side giving access to:

Ground Floor Bathroom:

Fitted with a side panel bath with a wall mounted shower over bath, wash hand basin set in vanity unit, W.C, radiator, double glazed window to side.

Kitchen: 5.13m x 2.44m

Fitted with a range of wall and base level kitchen units with worktops. Stainless steel sink drainer with mixer tap, space and plumbing for washing machine, fridge and electric cooker, oil watchman, radiator, double glazed window to rear. Door to:

Lounge: 4.28m x 3.66m

Brick open fireplace, telephone point, radiator, double glazed window to front, understairs storage cupboard.

Double glazed door to front, stairs to first floor:

Landing:

Access to loft, doors leading to bedrooms.

Bedroom One: 4.71m x 2.73m

Built in storage cupboard, radiator, double glazed window to front.

Bedroom Two: 3.41m x 2.79m

Radiator, double glazed window to rear.

Bedroom Three: 2.76m x 2.45m

Radiator, double glazed window to rear.

Outside:

To the rear of the property is a gravel drive giving parking for 3/4 vehicles and a five bar gate which leads to a lawned garden with a path to the property.

There is a brick shed and two further open fronted brick stores, lawned garden with a gravel area to front. Outside tap, outside wall light.

Central heating boiler is located outside, oil tank to rear.

Please Note:

The property uses a shared sewage treatment plant with neighbours.

Tenure & Possession:

The property is to be let unfurnished and is available immediately.

Viewing:

Strictly by prior appointment with the Vendor's Agent, Cruso & Wilkin, tel:01553 691691.

All viewings to be conducted during daylight hours only.

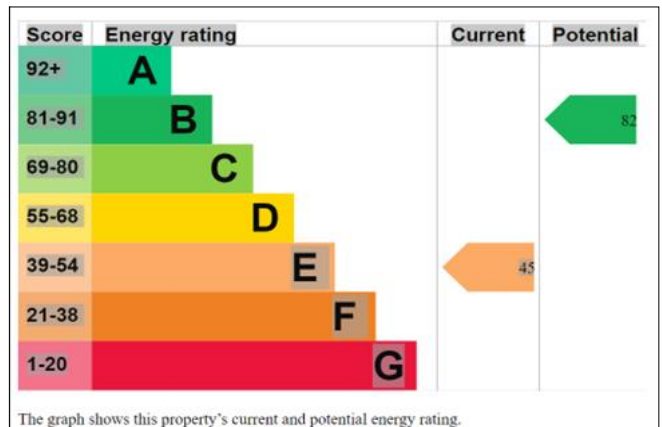
Local Authority:

Breckland District Council, Elizabeth House, Walpole Loke, Dereham NR19 1EE.

Tel: 01362 656870

Energy Performance Certificate:

The EPC rating for this property is an E.



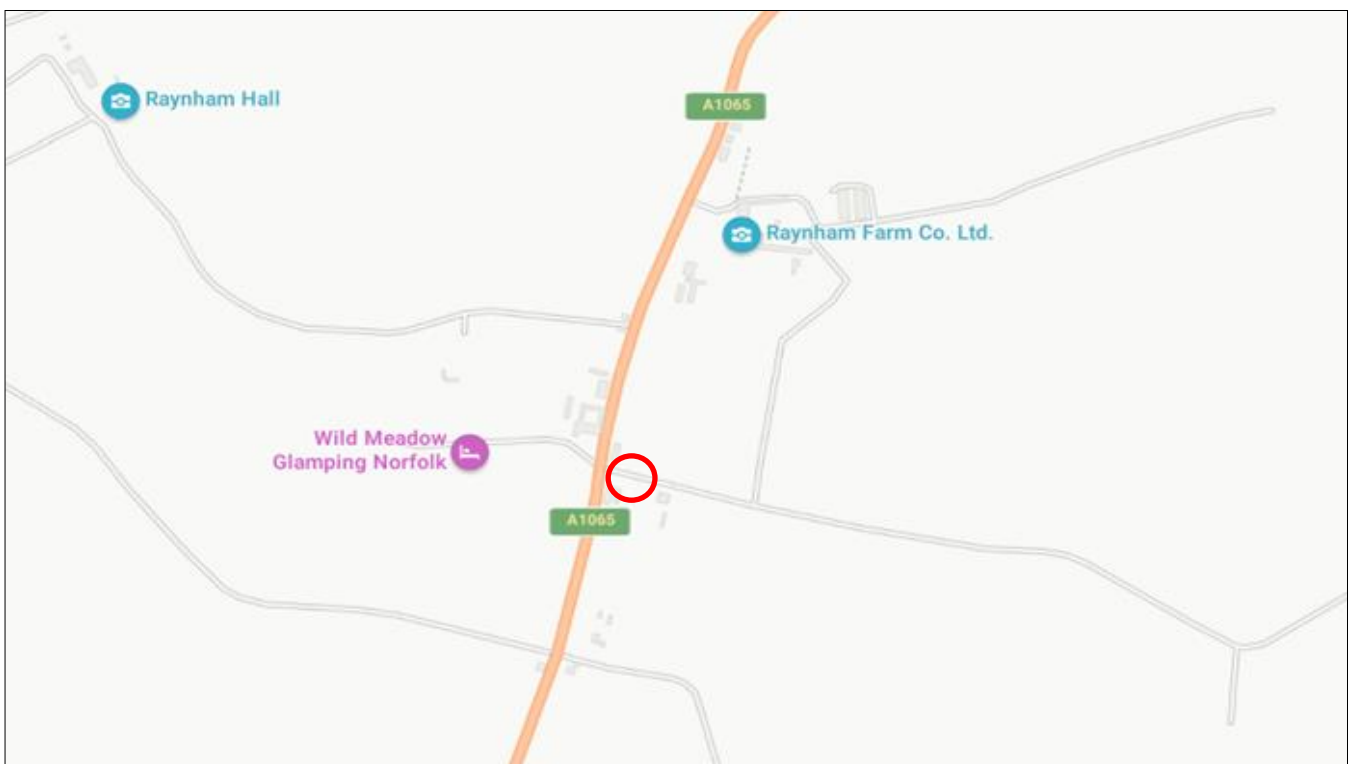


Deposit:

A deposit of £1,090.00 (One Thousand & Ninety Pounds) will be required prior to the commencement of the tenancy. The deposit is held by the Agents as stakeholders who are members of the Tenancy Deposit Scheme in compliance with current legislation. Please note the following applies to the deposit held at the end of the tenancy:

1. Return of the deposit will be by cheque or direct payment to the bank only.
2. If the Tenancy is held in joint names we shall require joint instructions on how to return the deposit.
3. In the event of a dispute at the end of the tenancy the deposit will be held pending agreement between Landlord/Tenant as to the amount of any dilapidations payable. This will be transferred to the Tenancy Deposit Scheme in the event of non-agreement.

Location of property:



Particulars prepared : July 2024

Photos taken: July 2024

Important Notices:

These Property details are set out as a general outline only and do not constitute any part of any offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. Prospective purchasers are advised to check measurements for any particular purpose e.g. Fitted carpets and furniture. No assumptions should be made with regard to photographs, e.g. that any contents shown are included in the sale. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. All statements contained in these particulars as to the property are made without responsibility on the part of Cruso & Wilkin, their joint Agents or the Vendors or Lessors.