



TO LET

£1,150 PCM

Mill Lane, Aylsham, NR11 6WA

Arnolds | Keys



# THE PROPERTY

## 10 Mill Lane, Aylsham, NR11 6WA

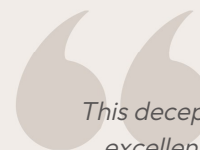
This 3 BEDROOM unfurnished Grade II listed property is available to let on the outskirts of Aylsham at St Michaels Place.

The accommodation, which offers character, is well presented with a modern finish and comprises of: entrance hall with tiled floor, cloakroom, open plan kitchen / dining room / sitting room, en-suite shower room, bathroom and car parking space.

The property has a small front garden and an established rear courtyard garden.

The historic market town of Aylsham is located 9 miles north of Norwich and some 11 miles from the wonderful North Norfolk coast. Aylsham has all the facilities you would hope for in a traditional market town with a good spread of local shops and amenities including, supermarkets, butchers, doctors surgery, public houses, Church and restaurants/cafes. There are also regular farmers markets. Good transport links operate to Norwich or the coast with regular public bus services.

EPC Rating C Council Tax Band C - Broadland District Council



*This deceptive Grade II listed terraced house on Mill Lane presents an excellent opportunity for those looking to settle in this vibrant and happening market town.*



# THE DETAILS

## Property Details

### ENTRANCE HALL

Tiled floor, radiator, telephone socket and double electric socket. Stairs to first floor.

### CLOAKROOM

Tiled floor, white w/c and wash basin, chrome effect towel rail, radiator and medicine cabinet.

### LIVING ROOM/DINING ROOM

Fitted carpet, seven double electric sockets, three radiators, three telephone sockets and three TV sockets. Exposed beams and door to rear garden.

### KITCHEN

Range of fitted base and wall units with stainless steel handles, tiled floor, 3 double electric sockets, cooker socket, single electric socket, & stainless steel extractor. Appliances to include hob, oven, washing machine fridge/freezer.

### LANDING

Fitted carpet, radiator, double electric socket and airing cupboard.

### BEDROOM 1

Fitted carpet, 3 double electric sockets, telephone socket, radiator, TV socket and built in wardrobe.

### BEDROOM 2

Fitted carpet, TV Socket, 3 double electric sockets, radiator, telephone socket and built in wardrobe.

### BEDROOM 3

Fitted carpet, TV Socket, 3 double electric sockets, built in wardrobe, telephone socket and radiator.

### ENSUITE SHOWER ROOM

Two chrome effect towel rails, white pedestal wash basin, tiled floor, shaving socket, separate shower cubicle with mains shower, white w/c, radiator and medicine cabinet.

### BATHROOM

Tiled Floor, white bath, white w/c, white pedestal wash basin, two chrome towel rails and radiator.

### OUTSIDE

The property has a small front garden and an established rear courtyard garden with gate for pedestrian access. Allocated parking to the front.

### TENANTS NOTE

The deposit for this property is £1326.

All main services available or connected. For an indication of specific speeds and supply or coverage in the area for broadband and mobile signal/coverage, we recommend referring to the Ofcom checker.

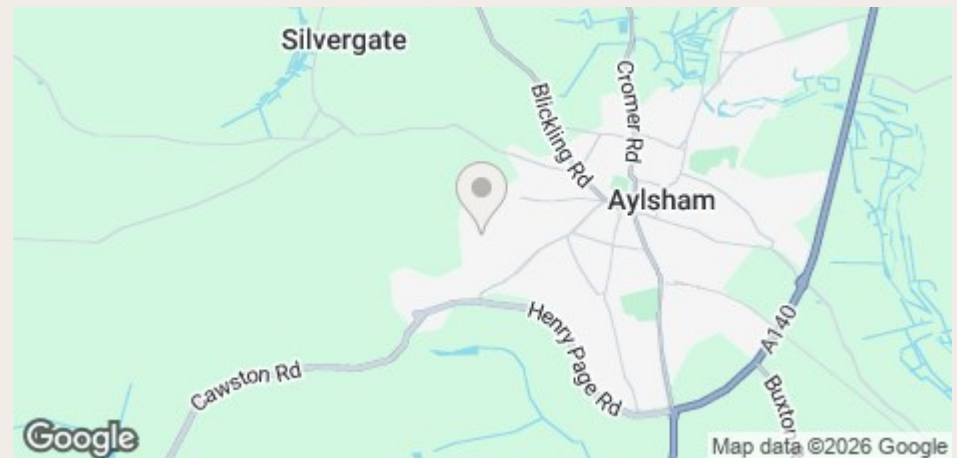
Please be aware that marketing photographs for this property may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing.

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 £265.38. 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.



## Location

The historic market town of Aylsham is located 9 miles north of Norwich and some 11 miles from the wonderful North Norfolk coast.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Contact Us

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| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>91</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>79</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |