



## 8 Weavers Close

Stalham, Norwich, NR12 9EG

£720 PCM



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## Lounge/Diner

15'11" x 9'1" (4.87m x 2.77m)

Part glazed entrance door, window to front aspect, wall mounted electric heater, power points, television point, feature mock-exposed beams

## Lobby area

Airing cupboard housing hot water cylinder with immersion heater and door to shower room.

## Kitchen

7'11" x 6'3" (2.43m x 1.91m )

Window to front aspect, a range of modern fitted kitchen units with rolled edge work surface and tiled splash backs, stainless steel sink drainer with plumbing for washing machine, power points, electric cooker point, space for fridge freezer.

## Bedroom

12'2" reducing to 9'1" x 8'5" (3.72m reducing to 2.77m x 2.57m)

Window to rear aspect, wall-mounted electric heater, power points, built-in wardrobe with sliding mirrored doors.

## Shower room

Tiled shower cubicle with electric shower, integrated cupboards to side, hand wash basin within a fitted storage unit with tiled splash back, low level WC, ventilation.

## Outside

The property offers an attractive covered seating area which is decked with low level balustrade surrounding. A particular feature of the position of this property, is the lovely open farmland views available to the front. The property offers an allocated parking space and a brick built store.

## Services

Mains electric, water and drainage

## Council Tax

North Norfolk District Council - Band A

## Location

Stalham is a popular Broadland town with its own range of facilities, which include a public staithe on the upper reaches of the River Ant, schools, health centre, library, post office, supermarket and a variety of high street shops and food outlets. The fine city of Norwich is approximately 14 miles to the South West.

## Additional Information

### RENT

Rent is exclusive of electricity, gas (unless otherwise specified), Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

### TENANCY

6 Months Assured Shorthold.

### TERMS

NO SMOKING

### ADDITIONAL INFO

All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in advance and a

Dilapidations deposit equivalent to 5 weeks' rent will also be required when agreements are signed. The Dilapidations Deposit is returnable after completion of a satisfactory tenancy. The aforementioned charges would be payable by bankers draft, a cheque drawn on a Building Society account, cash or Debit Card. NOT A PERSONAL CHEQUE.



## Road Map



## Hybrid Map



## Terrain Map



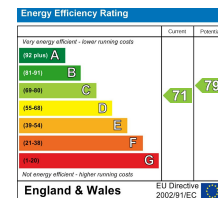
## Floor Plan



## Viewing

Please contact our Aldreds Lettings Office on 01493 849111 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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