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DRAFT DETAILS AWAITING LANDLORD APPROVAL



To let

8 Hazell Road
North Walsham, Norfolk, NR28 0ST

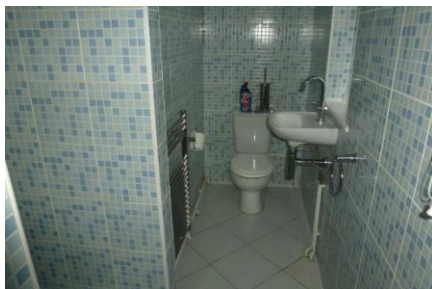
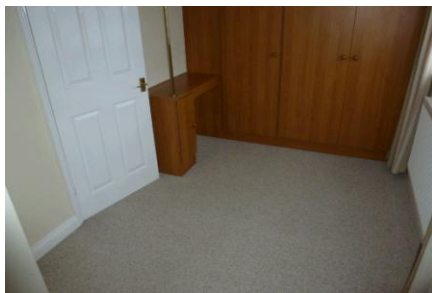
£700 pcm
Plus fees

****COMING SOON**** Unfurnished three bedroomed semi-detached house in North Walsham.

- Lounge ● Kitchen/Dining Room ● Rear Porch/Utility Room
- Ground Floor Bedroom ● Ground Floor Shower Room ● 2 First Floor Bedrooms ● Bathroom ● Gas Central Heating & Double Glazing ● Parking
- Enclosed Rear Garden

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Regulated by RICS

Viewing strictly by prior arrangement with the agents



Location

North Walsham offers a wide range of shopping facilities, all levels of schooling including sixth form college, Victory swim & fitness centre, doctor's surgeries and cottage hospital. There are regular bus and train services to Norwich. The coast and the Norfolk Broads are within easy travelling distance by car. Norwich city centre approximately 14 miles south west boasts an excellent range of shopping facilities along with main line railway link to London and an International Airport.

The accommodation comprises:

Half glazed uPVC entrance door to:

Entrance Lobby

Doomat flooring, half glazed panelled door to:

Lounge

Length(m):4.8 X Width(m):3.86 ,Area(m):18.53 (Front Aspect)
Radiator, brick fireplace with living flame gas fire, carpeted open tread stairs to first floor, door to ground floor bedroom. Door to:

Kitchen/Dining Room

Length(m):5 X Width(m):3.51 extending to 3.84m (12'7)
,Area(m):17.55 (Rear Aspect) Base cupboard and drawer units with rolled edge worktops over, matching wall cupboards, stainless steel one-and-a-half bowl sink unit with mixer tap, tiled splashbacks. Space and gas point for cooker with extractor over, space for upright fridge/freezer, tiled floor, half height wall divide with walk through to dining area with tiled floor. Half glazed panelled door to:

Rear Porch/Utility Room

(Rear Aspect) Base cupboard with rolled edge worktop over, space and plumbing for automatic washing machine, wall mounted Ocean gas fired combination boiler, tiled floor, glazed panelled door to rear garden.

Ground Floor Bedroom

Length(m):4.78 X Width(m):2.31 ,Area(m):11.04 (Front and Side Aspect) Radiator, carpet, door to:

Ground Floor Shower Room

(Side Aspect) 3 piece suite comprising fully tiled shower cubicle with shower, curtain and rail, wash basin and low level w.c. Towel radiator, fully tiled walls, tiled floor.

First Floor

Landing

Carpet. Doors to 2 bedrooms and bathroom.

Bedroom 1

Length(m):3.84 X Width(m):2.51 ,Area(m):9.64 (Front Aspect)
Radiator, carpet.

Bedroom 2

Length(m):3.28 into alcove and to wardrobes X Width(m):2.29
,Area(m):7.51 (Rear Aspect) Radiator, range of bedroom furniture to include wardrobes and dressing table with top cupboards over, bedside cabinet with shelving and top cupboards. Airing cupboard with laundry shelving and radiator. Access to roof space, carpet.

Bathroom

(Side Aspect) 3 piece suite comprising panelled bath, wash basin and low level w.c. Radiator,extractor fan, half tiled walls, tiled floor.

Outside

Small lawned garden to front, concrete driveway providing parking. Gated access down the side of the property to the rear garden. The rear garden is lawned with a paved patio area, raised brick flowerbed with small feature pond, timber garden shed with brick base. Enclosed with fencing.

Local Authority

North Norfolk District Council, Holt Road, Cromer NR27 9EN. Tel. 01263 513811.

Availability

Start of November 2020 (exact date to be confirmed)

EPC

The EPC rating of this property is a C. A copy of the full EPC is available on request.

Services

Electricity, gas,mains water and drainage are available.

Tenure

Assured shorthold tenancy for an initial period of six or twelve months continuing thereafter on a monthly basis.

Agents Note

One weeks rent will be taken as a holding deposit, £161.53. This is to reserve a property. Please Note: This will be withheld if any relevant person (including guarantor(s)) withdraw from the tenancy, fail a right to rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing).

The deposit for this property will be £807.69. Tenants are reminded that they are responsible for arranging their own contents insurance. The tenancy is exclusive of all other outgoings, therefore tenants must pay all bills incurred throughout the tenancy period.