



TO LET

**£1,450 PER CALENDAR MONTH**

Birds Lane, Neatishead, NR12 8XZ

**Arnolds | Keys**





# THE PROPERTY

## The Lodge Birds Lane, Neatishead, NR12 8XZ

A well presented 3 BEDROOM detached cottage, located within easy access of the Norfolk Broads.

The good sized accommodation has been NEWLY DECORATED and has NEW CARPETS and new vinyl floor coverings throughout.

The property sits in mature gardens and grounds, in a RURAL LOCATION.

The accommodation includes an entrance hall, two reception rooms, kitchen / breakfast room, family bathroom and ENSUITE shower room. Oil fired central heating and double glazing throughout.

EPC Rating: E. Council Tax Band: E

What3Words location - lighters.starred.onlookers



*A beautifully presented detached cottage set within mature gardens in a rural location close to the Norfolk Broads.*



3



2



2



E



E

# THE DETAILS

## Property Details

### Entrance Hall

Radiator. Stairs to 1st floor. Understairs Cupboard.

### Living Room

Radiator. Inglenook Fireplace with electric wood burner fire.

### Kitchen / Breakfast Room

Radiator. Range of white high gloss wall and base units with black laminate work surface over. Space for washing machine. Beko Dishwasher, induction hob, stainless steel extractor fan, electric single oven and fridge/freezer. Door to rear garden patio.

### Dining Room

Airing Cupboard. Built in Cupboard. Radiator.

### Stairs to first floor

Carpets

### Landing

Radiator, Carpets

### Bedroom 1

Radiator, Carpets

### Bedroom 2

Radiator, Carpets

### Bathroom

Radiator. Mirror. White suite comprising: a bath with an aqualisa shower over, wash basin and low level w/c. Toilet roll holder.

### Bedroom 3

Radiator, Carpets

### Ensuite Shower

Shower enclosure with MIRA electric shower. White low level w/c and pedestal basin. Set of shelving. Chrome effect toilet roll holder. Radiator. Mirror.

The deposit for this property is £1,673.

Mains water and electric available or connected. Sewerage is treated by a plant adjacent to the property. 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 £334.61 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.

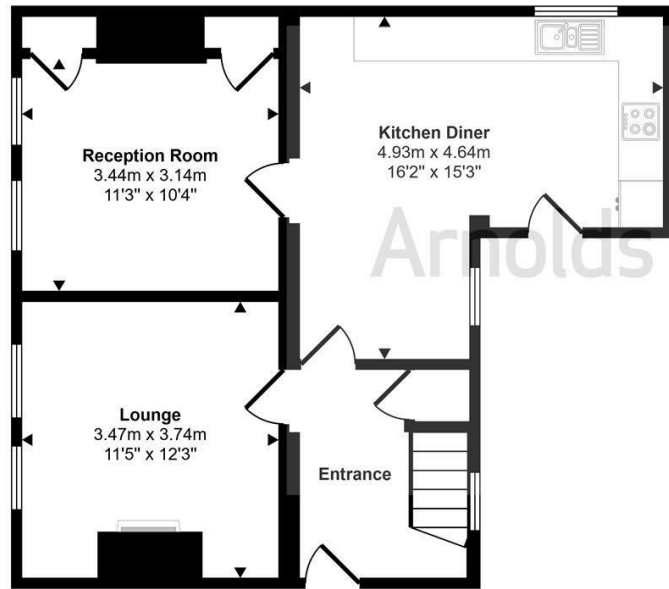


## Location

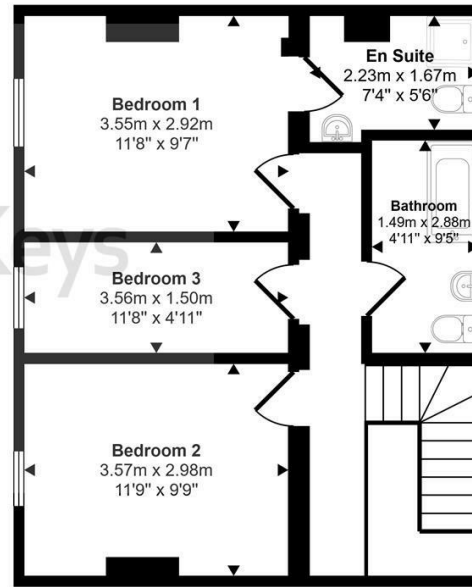
This property is located within easy access of the Norfolk Broads in a rural setting. Neatishead is a popular Broadland village with a Primary School, well stocked village shop and a highly regarded pub / restaurant. The RAF Air Defence Radar Museum can be found within a short distance of the property. What3Words location - lighters.starred.onlookers



Approx Gross Internal Area  
101 sq m / 1084 sq ft



Ground Floor  
Approx 54 sq m / 577 sq ft



First Floor  
Approx 47 sq m / 507 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Contact Us

25 King Street, Norwich, Norfolk, NR1 1PD  
[lettings@arnoldskeys.com](mailto:lettings@arnoldskeys.com)  
[www.arnoldskeys.com](http://www.arnoldskeys.com)  
 01603 620551

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</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 |         |                         |
|                                             | 46      | 78                      |
| England & Wales                             |         | EU Directive 2002/91/EC |