

TO LET

£1,200 PER CALENDAR MONTH

Yaxleys Lane, Aylsham, NR11 6DX

Arnolds | Keys







THE PROPERTY

2 Yaxleys Lane, Aylsham, NR11 6DX

Arnolds Keys are delighted to offer this beautifully refurbished 2 bedroom end-terrace home, situated on the sought-after Yaxleys Lane. Having undergone a comprehensive renovation to an excellent standard, the property perfectly blends character features with modern comforts.

Upon entering, you are welcomed by an entrance hall featuring attractive original tiled flooring. The ground floor accommodation comprises a bright and inviting living room with a decorative fireplace, a spacious kitchen / dining room also benefiting from a decorative fireplace, a convenient downstairs WC, and a useful understairs storage cupboard.

To the first floor are 2 well-proportioned, light-filled bedrooms and a contemporary bathroom fitted with a walk-in shower.

Externally, the property enjoys off-road parking and a generous, well-established enclosed rear garden, featuring a lawn, paved patio area and mature trees, providing an ideal space for outdoor relaxation and entertaining. An outdoor WC is also included.

Further benefits include newly installed uPVC double glazing throughout and gas central heating.

EPC Rating: C. Council Tax Band: B (Broadland District Council)

Recently renovated to a high standard, this charming end-terrace home offers stylish accommodation, character features and a generous mature garden, all in the desirable location of Aylsham.

2 1 1 B C

THE DETAILS

Property Details

Entrance Hallway
New uPVC double glazed front door, stairs to first floor, newly decorated, original tile flooring.

Living room
New uPVC double glazed window, new carpet, newly decorated, exposed brick decorative fireplace, new radiator.

Kitchen / Dining room
Howdens green fitted wall and base units with wood effect work surface, electric oven and electric induction hob, space and plumbing for washing machine and dishwasher, new uPVC double glazed window, new wood effect laminate flooring, newly decorated, exposed brick decorative fireplace, new radiator, new uPVC double glazed door into garden.

Downstairs WC
Low level WC, basin, terracotta tiles, wall hung gas boiler.

Stairs and landing
New carpet, newly decorated.

Bedroom One
New uPVC double glazed window, new carpet, newly decorated, new radiator.

Bedroom Two
New uPVC double glazed window, new carpet, newly decorated, new radiator.

Bathroom
White suite compromising of low level WC, basin with vanity unit, shower enclosure with chrome finish mains shower with overhead rainfall and separate handheld showerheads, heated towel rail, new wood effect laminate flooring, newly decorated.

Front of property
Gravel driveway with parking for 2 cars.

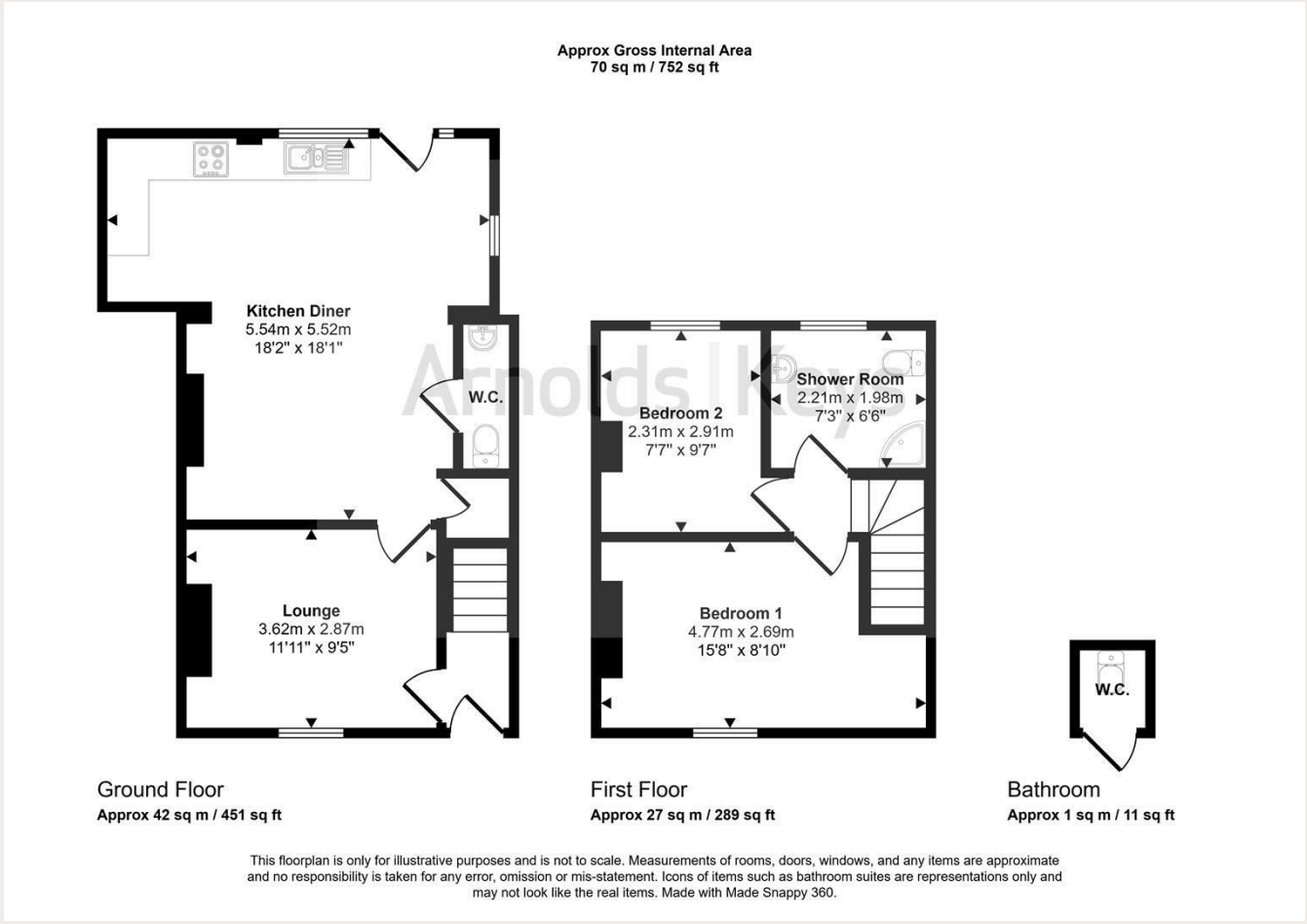
Rear of property
A generous, well-established enclosed rear garden, featuring a lawn, paved patio area and mature trees. An outdoor WC is also included.

Tenants Notes
The deposit for this property is £1,384.
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 emission 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 £276.92. 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.

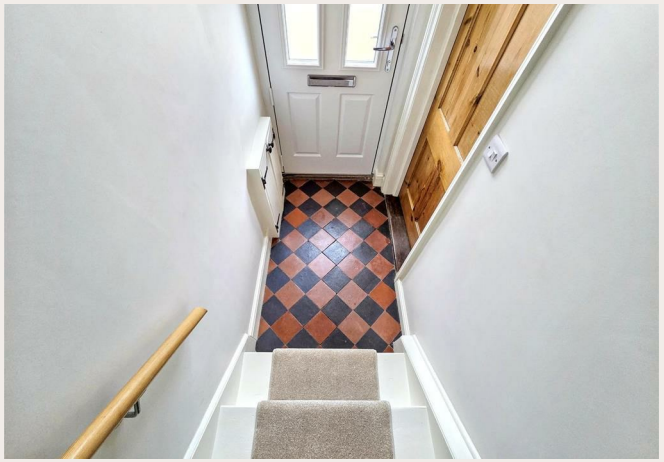


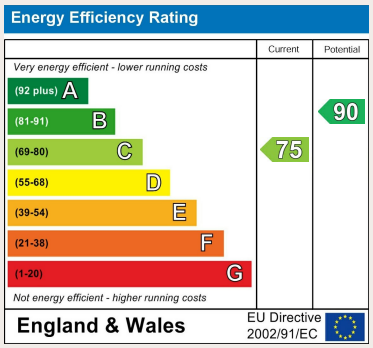
Location

The historic market town of Aylsham is located 9 miles north of Norwich and some 11 miles from the wonderful North Norfolk coasts. 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 coat with regular public bus services. What3Words - inversion.confirms.thinking











Contact Us

25 King Street, Norwich, Norfolk, NR1 1PD
lettings@arnoldskeys.com
www.arnoldskeys.com
01603 620551