



1 Meadow Cottages, Brick Kiln Lane, Mulbarton, Norfolk, NR14

8A-1
£820 PCM

- 2 Bedroom Cottage
- Kitchen / Breakfast Room
- Off Road Parking
- Electric Heating
- Sitting Room With Wood Burner
- Bathroom with Over Bath Shower
- Double Glazing
- Garden

1 Meadow Cottages, Brick Kiln Lane, NR14 8AJ

This end of terrace cottage enjoys an idyllic rural location with views across fields.

The comfortable accommodation includes an entrance hall, sitting room with wood burner, kitchen / breakfast room, utility and cloakroom. On the first floor are 2 bedrooms both of which have access to the bathroom which has an over bath shower.

The property has electric heating & double glazing. There are large gardens and ample off road parking.

EPC Rating E. Council Tax Band B.



Council Tax Band: B



The property is situated on the outskirts of this popular village, which benefits from a charming village green, a public house, doctor's surgery, infant and junior schools, local shops, and a supermarket. Mulbarton is conveniently located, offering regular public transport links to Norwich, as well as easy access to the southern bypass for those travelling towards London.

ENTRANCE HALL

Stairs to first floor.

SITTING ROOM

11'10" x 11'10"

Carpet, wood burner, UPVC double glazed window and radiator. Feature door to kitchen.

KITCHEN / BREAKFAST ROOM

13'7" x 8'9"

Good range of base and wall units. Inset sink, radiator, tiled floor, under stair cupboard, UPVC double glazed window and door to rear garden.

UTILITY / CLOAKROOM

8'11" x 5'7"

Wash basin, WC, space and plumbing for washing machine, radiator, tiled floor and UPVC double glazed window.

FIRST FLOOR LANDING

BEDROOM

11'11" x 12'0"

Carpet, UPVC double glazed window, radiator and built in cupboard. Door to bathroom.

BEDROOM

8'10" x 7'7"

Carpet, radiator, UPVC double glazed window. Door to bathroom.

BATHROOM

7'6" x 8'10"

Bath with shower over, wash basin and WC. Tiled floor and UPVC double glazed window. Airing cupboard housing cylinder and electric boiler for central heating.

GARDEN

Garden to side and to rear with paved patio. The neighbouring property has access across the patio for refuse bins.

Large shingled parking area.

TENANTS NOTE

The deposit for this property is £946.

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Mains water and electric available or connected. Private drainage system. 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.

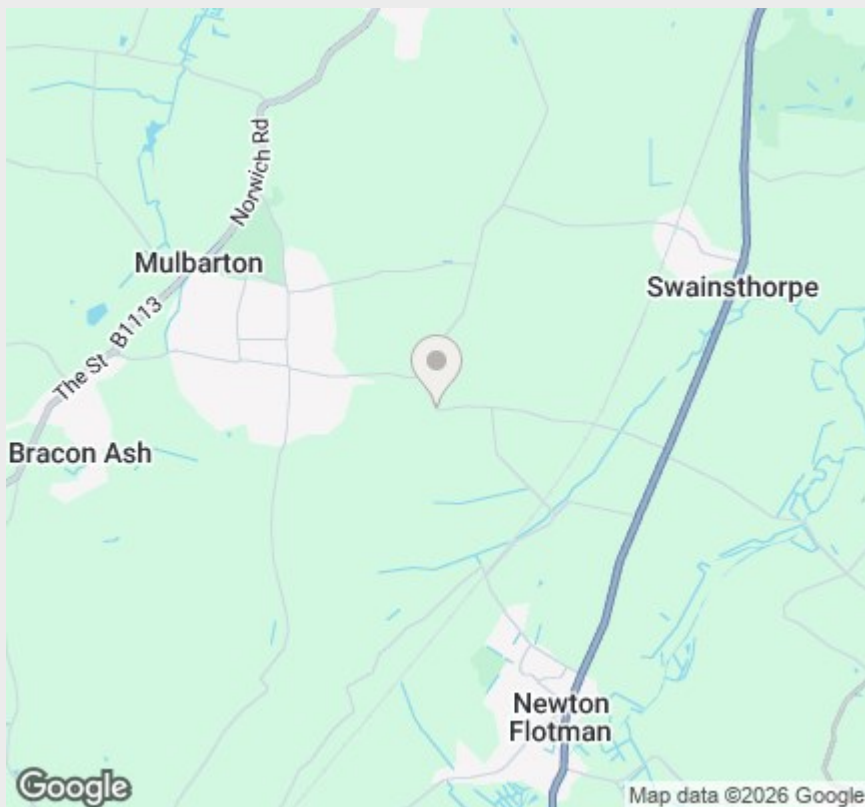
Please be aware that marketing photographs for this property may have been taken using a wide angle lens and may also have been taken before the current tenancy started. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please 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 £189.23. 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.



Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

EPC Rating:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.



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