



## Bulls Row Northrepps Cromer

£875 PCM

A very well presented cottage situated in the quiet village of Northrepps. Comprising Entrance Porch, Lounge, Kitchen/Diner, Double Bedroom, Single Bedroom, Shower Room, Small Courtyard Garden to Rear, Front Garden, Outhouses & Off Road Parking for 1 car. Part Furnished or Unfurnished. Available NOW. Call Henleys to view.





• Terraced Cottage • Lounge • Kitchen/Diner • Two Bedrooms • Shower Room • Front & Rear Gardens • Outhouses • Off Road Parking • Furnished Optional. Available NOW • Call Henleys to view

### Entrance Porch

uPVC double glazed front entrance door, uPVC double glazed windows to the front and side aspects, tiled flooring, door to Lounge.

### Lounge

uPVC double glazed window to the front aspect, fireplace with wooden surround and mantle, tiled hearth and inset electric wood burner, wood effect flooring, door to Kitchen, stairs rising to the first floor.

### Kitchen/Diner

uPVC double glazed window to the rear aspect, range of base and wall mounted units set beneath roll edge work surfaces, inset stainless steel sink and drainer unit with mixer tap over, slimline dishwasher and under counter fridge (left at goodwill), built in electric oven, inset electric hob, wall mounted electric storage heater, tiled splash backs, tiled flooring, uPVC double glazed door to Rear Courtyard.

### Stairs and Landing

Stairs rising from the ground floor, airing cupboard, storage cupboard, carpeted flooring, doors to Bedrooms 1, 2 and Shower Room.

### Bedroom 1

Double bedroom with uPVC double glazed window to the front aspect with field views, feature brick fireplace with iron surround, electric storage heater, picture rail, carpeted flooring.

### Bedroom 2

Single bedroom with uPVC double glazed window to the rear aspect with far reaching field views, electric storage heater, over stairs storage cupboard, carpeted flooring.

### Shower Room

Obscure uPVC double glazed window to the rear aspect, corner shower cubicle with electric shower, pedestal wash hand basin with mixer tap over, close coupled dual flush WC, chrome heated towel rail, tiled splash backs, tiled effect flooring, wood clad to half height.

### Outhouses

To the rear of the property are two outhouses, one with washing machine (left at goodwill), power and lighting connected in both outhouses.

### Outside

To the front of the property is a off road parking space for one small car. A gate leads into the front garden which is mainly laid to lawn with path to front entrance door and mature plants and shrubs.

To the rear of the property is a small paved courtyard garden with rotary washing line and seating area. A gate leads to the communal access way and provides access to the Outhouses.

### Agents Note

This property is offer to let part furnished or unfurnished. (Items left at goodwill).

### Restrictions

Tenants who smoke cannot be considered for a tenancy at this property. Tenants with one small pet may be considered.

### FEES & DEPOSITS

There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £201.92 to secure the property whilst full referencing takes place. The applicant will



then need to provide the remainder of the first month's rent (£673.08) along with the deposit of £1009.61 on the first day of the tenancy.

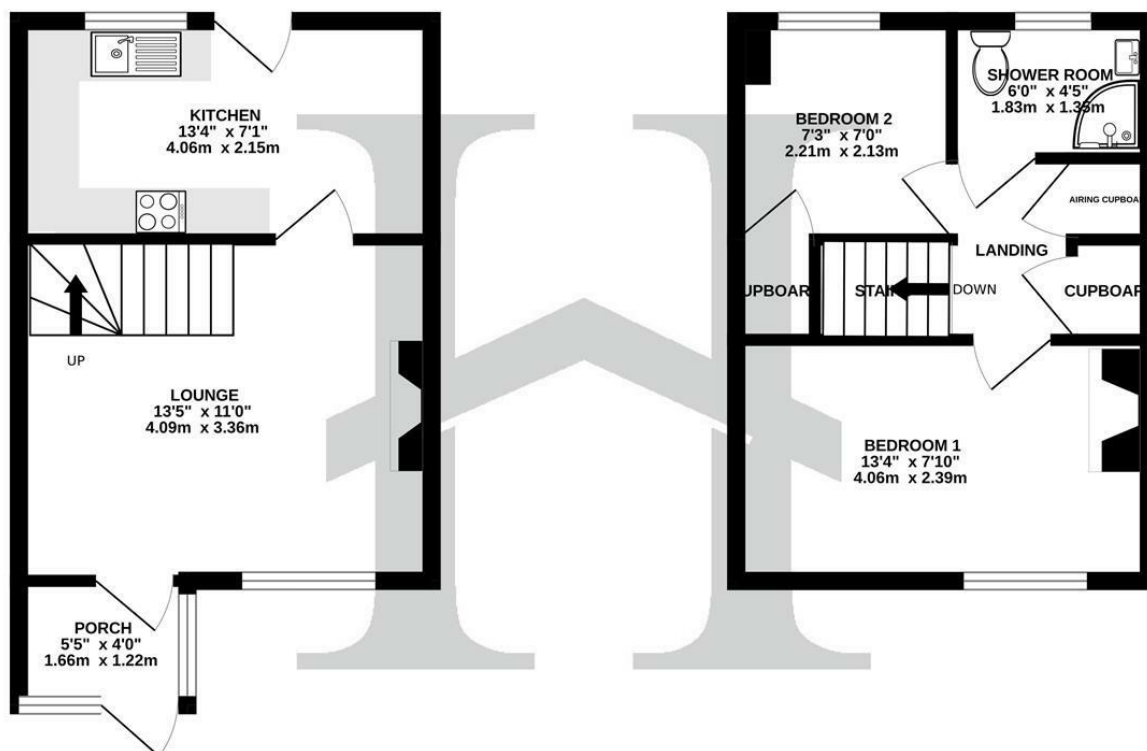
Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

Henleys are a member of The Property Ombudsman and are part of the Propertymark Client Money Protection Scheme.



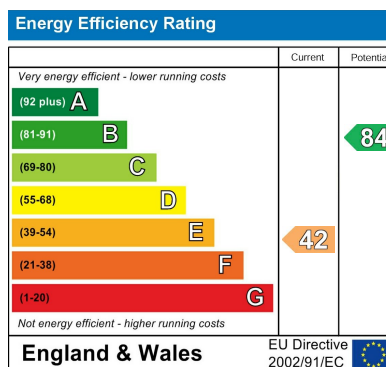
GROUND FLOOR  
258 sq.ft. (24.0 sq.m.) approx.

1ST FLOOR  
233 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA: 492 sq.ft. (45.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements