



**Mill Road  
Cromer**

**£975 PCM**

Two bedroom mid terraced house situated within a popular area of Cromer. Comprising Lounge, Dining Room, Kitchen, Two Double Bedrooms, Bathroom, Separate WC & Courtyard Garden. Gas Central Heating throughout. Available Unfurnished Mid March. Call Henleys to view.



- Mid Terraced House
- Lounge, Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Separate WC

## LOUNGE

uPVC double glazed bay window to the front aspect, decorative fireplace, telephone point, wall mounted gas fired radiator, freshly decorated, carpet, glazed door to Hallway.

## HALLWAY

Wall mounted gas fired radiator, understairs storage cupboard with power and vent for tumble dryer, doors leading to Dining Room and Kitchen, stairs rising to the first floor. Freshly decorated.

## DINING ROOM

uPVC double glazed window to the rear aspect, wall mounted gas fired radiator, wood effect laminate flooring. Freshly decorated.

## KITCHEN

uPVC double glazed windows to the side and rear aspects, range of base and wall mounted units set beneath roll edge work surfaces, inset stainless steel sink and drainer unit with mixer tap over, space and plumbing for washing machine, space for fridge freezer, space for electric cooker (cooker can be supplied at tenants request), tiled splash backs, wood effect laminate flooring, door to side into courtyard. Freshly decorated.

## STAIRS AND LANDING

Obscure uPVC double glazed window to the side aspect, wall mounted gas fired radiator, stairs rising from the ground floor, doors to Bathroom and Separate WC, step leading to further hallway with doors to Bedrooms 1 and 2, hatch to loft space, carpet. Freshly decorated.

## BATHROOM

uPVC double glazed window to the rear aspect, panel sided bath with wall mounted electric shower over, pedestal wash hand

basin, cupboard housing gas fired boiler, decorative fireplace, wall mounted gas fired radiator, tiled effect vinyl type flooring, tiled splash backs. Freshly decorated.

## SEPARATE WC

Obscure uPVC double glazed window to the rear aspect, close coupled WC, wood effect flooring. Freshly decorated.

## BEDROOM 2

uPVC double glazed window to the rear aspect, small built in cupboard with hanging rails, wall mounted gas fired radiator, carpet. Freshly decorated.

## BEDROOM 1

uPVC double glazed window to the front aspect, built in storage cupboard, wall mounted gas fired radiator, carpet. Freshly decorated.

## OUTSIDE

To the front of the property is a small enclosed low maintenance garden with path leading to the front entrance door.

To the rear is a courtyard with a gate leading to the rear access road between Mill Road and Connaught Road.

## RESTRICTIONS

Tenants who smoke cannot be considered for a tenancy at this property. One pet considered.

## UTILITIES

Mains gas, electric, water and sewerage connected. Electric is currently via a pre-payment key meter. Telephone connection available however we have not tested to see if the connection is active. There may be TV aerial points but again we have not tested to see if these are working connections.

## FEES AND DEPOSITS



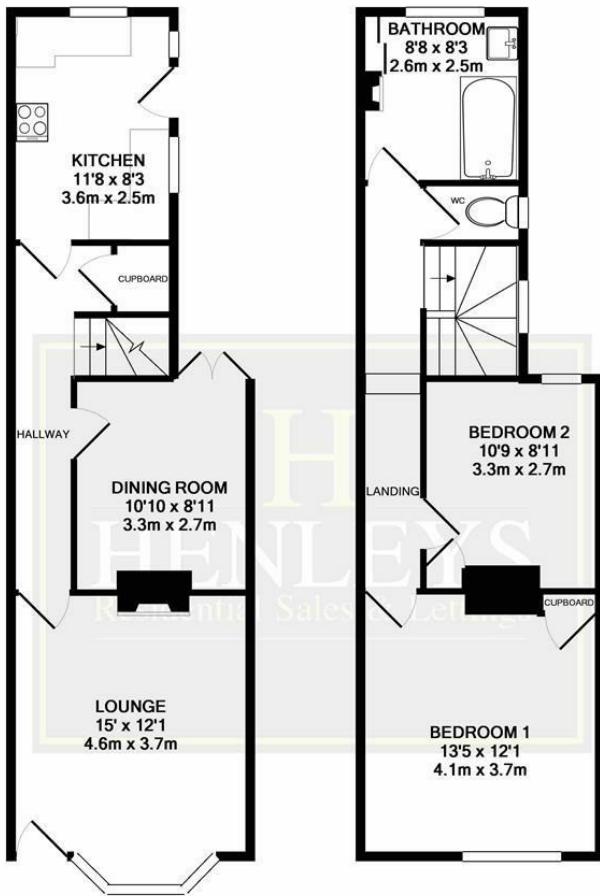
- Enclosed Courtyard Garden
- Gas Central Heating
- Available Unfurnished Mid March
- Call Henleys to view

There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £225.00 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£750.00) along with the deposit of £1,125.00 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.





1ST FLOOR  
APPROX. FLOOR  
AREA 436 SQ.FT.  
(40.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 887 SQ.FT. (82.4 SQ.M.)

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	89
(81-91)	B	56
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**H**  
**HENLEYS**  
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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