



2 Hall Cottages, Hempstead Hall, Hempstead,

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Independent Estate Agents

Pointens

The Property

The Property offered for rent is a very attractive period mid terrace 3 bedroom cottage situated in a wonderful rural location. Constructed in 1879, the property has just been refurbished to include a new kitchen, heating and carpets. The property also benefits from sealed unit double glazed windows. Outside, there is off street parking for 2 cars, a front garden, rear garden with out-buildings and a side garden.

Location

Hempstead is a small rural village around 2 miles south of Holt which has an extensive range of shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's public school. The North Norfolk coast is around 6 miles distant with Cley, Blakeney and Morston within easy reach. The city of Norwich is 20 miles away with fast rail links to London Liverpool Street. Norwich Airport has direct access to various destinations via Schipol.

Directions

From Holt at the roundabout proceeds towards Cromer along the A148 and take the first turning right into the Hempstead Road. Follow this out of Holt and upon leaving Holt after around 1 mile take the first turning on the right signposted Hempstead. After around 1/4 mile you will find a signpost to Hempstead Hall on your right. Follow this round for around 1/4 mile whereupon you will find the property situated on your right hand side.

Accommodation

The accommodation comprises: -

Front door, leading to -

Hallway

Stairs to first floor. Door to -

Sitting Room (13'10 x 12')

Dimplex electric high retention storage heater, telephone point. Shelled cupboard and under stair cupboard.

Kitchen (12' x 10'10)

Newly fitted with range of base units with work surfaces over, inset single drainer sink, mixer tap, tiled splashbacks, matching wall units. Space for electric cooker, plumbing for washing machine, door to rear garden. Pantry.

Inner Hall

Coat pegs.

Bathroom

White suite comprising panelled bath, wc. Vanity unit with basin over. Heated towel rail.

First Floor
Landing

Leading to -

Bedroom One (15'1 x 10') With new high retention storage heater

Bedroom Two (13'3 x 8'8)

Airing cupboard.

Bedroom Three (10' x 9'3')

Curtilage

To the front of the property there is parking for 2 cars To the front of the property is a garden. To the rear is a garden with 2 outhouses. A short distance away to the side of the terrace is a further good size lawned garden.

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on matters prior to purchase.

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General Information

Rent: £875.00 per calendar month payable in advance.

Damages Deposit: £1009.00 refundable at the end of the tenancy if no claim is justified.

Council Tax Band: B

Services: Mains electric, septic tank. Tenants will be responsible for all services and council tax.

References Required: Bank, employment and present or previous landlord, if applicable. We also carry out a credit check.

Fees: There will be a £196 holding deposit which will be refunded from the first month's rent.

Availability: The property is available from 1st March

Type and length of tenancy: Unfurnished assured shorthold tenancy for 12 months.

Restrictions: NO PETS

Viewing: Strictly via the sole agents, Pointens Estate Agents. Telephone 01263 711880

Ref: H313047L



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