



See all our properties at [OnTheMarket.com](https://www.onthemarket.com)

Independent Estate Agents

Pointens

The Property

The Property offered for rent is a very attractive period semi detached cottage tucked away in a superb quiet location just off the town centre. Recently re-furnished to an exceptionally high standard the accommodation comprises; an open plan living area with a wood burner and kitchen. On the first floor a landing leads to two bedrooms and a bathroom. The property also benefits from sealed unit double glazed windows and modern electric heating.

Location

Reepham is a popular and historic Broadland market town located approximately 13 miles from Norwich city centre. The town hosts numerous local businesses and independent local shops, as well as two popular public houses / hotel in the Market Place. There is a renowned secondary school and sixth form college together with many other useful amenities. The beautiful North Norfolk coast and various beaches are within easy driving distance from Reepham.

Directions

From the pretty town square proceed towards the town Churchill. This will take you into Church Hill. Proceed past Johnsons of Reepham Shop and the entrance to no 15 will be found on the left handside beside the thatched house. The property will then be found quietly tucked in the corner of the yard.

Accommodation

The accommodation comprises: -

Front door, leading to -

Open plan living room 19'6 x 14,2 Narrowing to 10'10)

Open fireplace housing a wood burner, 2 modern thermostatically controlled electric radiators. Television point, staircase to first floor with cupboard under, wooden flooring.

Kitchen Area

Range of fitted base units with wooden work surfaces over, sink with mixer tap, fitted oven surface hob and extractor hood. Fridge, dishwasher, plumbing for washing machine.

First Floor Landing

Bedroom One (10'4 x 8'3)

Modern thermostatically controlled electric radiator. Television point.

Bedroom Two (8'5 x 8)

Modern thermostatically controlled electric radiator.

Bathroom

Panel bath with mixer tap, shower over, shower screen. Pedestal washbasin wc, heated towel rail, tiled floor. Velux window.

Curtilage

To the front of the property there is a small paved garden area.

General Information

Rent: £895.00 per calendar month payable in advance.

Damages Deposit: £1036 refundable at the end of the tenancy if no claim is justified.

Council Tax Band: B

Services: Mains electric, water and drainage. 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 £200 holding deposit which will be refunded from the first month's rent.

Availability: The property is available from 20 April 2024

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

Restrictions: Pets will be considered.

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

Ref: H313188L

Important notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

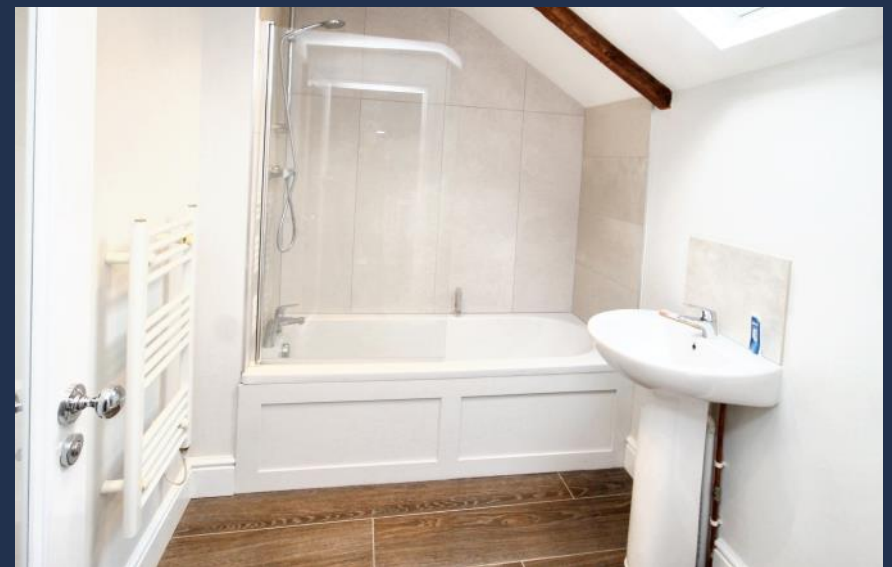
These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens.

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.



Independent Estate Agents

Pointens

18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk