



PEDLARS LANE FAKENHAM, NR21 0NH

£1,095 PCM

A well presented semi-detached house situated in the village of Fulmodestone. Comprising Lounge, Kitchen, Spacious Rear Hallway, Three Bedrooms, Bathroom, Front & Rear Gardens & Off Road Parking for Several Cars. Unfurnished & Available NOW. Call Henleys to view.


HENLEYS
Residential Sales & Lettings

PEDLARS LANE

- Semi-Detached

House • Lounge • Kitchen • Spacious Rear
Hallway • Three Bedrooms • Bathroom • Front
& Rear Gardens • Off Road Parking for Several
Cars • Unfurnished & Available NOW • Call
Henleys to view



Entrance Hall

uPVC double glazed entrance door, wall mounted oil fired radiator, understairs storage cupboard, newly fitted wood effect vinyl type flooring, stairs rising to the first floor, open to Rear Hall, door to Lounge.

Lounge

uPVC double glazed window to the front aspect, partially wood clad to half height, wall mounted oil fired radiator, newly fitted carpeted flooring, door to Kitchen.

Kitchen

uPVC double glazed window to the rear aspect, range of base units set beneath work surfaces, inset stainless steel sink and drainer unit with mixer tap over, space and plumbing for washing machine, space for electric cooker, space for under counter fridge, built in storage cupboard with shelving, wall mounted oil fired radiator, floor standing oil fired boiler, tiled splash backs, newly fitted wood effect vinyl type flooring, door to Rear Hall.

Rear Hall

uPVC double glazed door to rear garden, wall mounted oil fired radiator, newly fitted wood effect vinyl type flooring, open to storage area, cupboard with hanging rail.

Stairs and Landing

uPVC double glazed window to the front aspect, newly fitted carpeted flooring, doors to Bedrooms 1, 2, 3 and Bathroom.

Bedroom 3

Two uPVC double glazed windows to the front aspect with field views, internal window to stairs, wall mounted oil fired radiator, newly fitted carpeted flooring.

Bedroom 2

uPVC double glazed window to the front aspect with field views, wall mounted oil fired radiator, newly fitted carpeted flooring.

Bedroom 1

uPVC double glazed window to the rear aspect, wall mounted oil fired radiator, cupboard housing hot water tank, newly fitted carpeted flooring.

Bathroom

Obscure uPVC double glazed window to the rear aspect, P-shaped bath with mixer tap and shower attachment over, pedestal wash hand basin with mixer tap over, close couple dual flush WC, wall mounted oil fired radiator, tiled splash backs, newly fitted wood effect vinyl type flooring.

Outside

To the front of the property is a shingled driveway leading to a parking area providing off road parking for several cars and leading to the rear garden. The front garden is mainly laid to lawn with some mature trees.

To the rear of the property is a garden with shingled area and lawn area with green house and trees.

Restrictions

Tenants who smoke cannot be considered for a tenancy at this property. Pets not permitted.

FEES & DEPOSITS

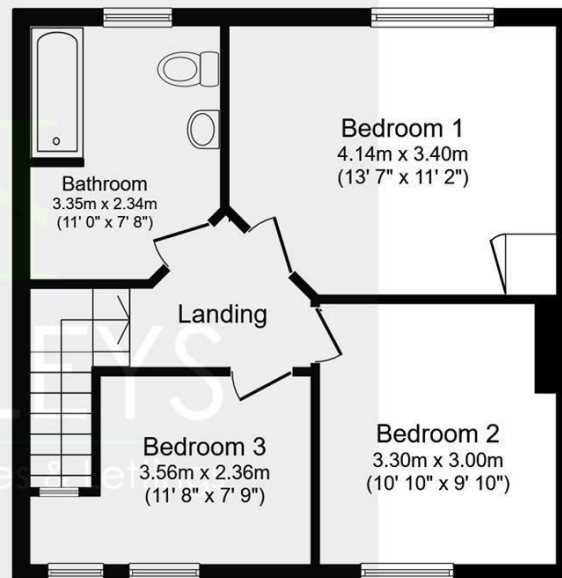
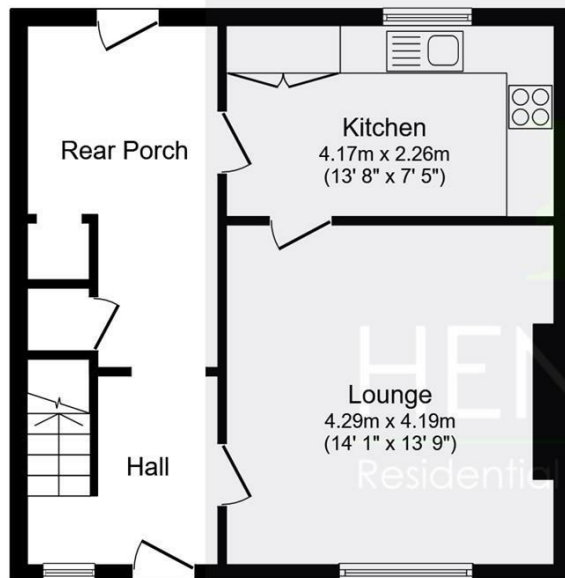
There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £252.69 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£842.31) along with the deposit of £1,384.61 on 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.

2 HALL FARM COTTAGES





Total floor area: 90.5 sq.m. (975 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	80
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	