



VINCENT ROAD SHERINGHAM, NR26 8BW

£1,495 PCM

A spacious mid terraced house situated on Sheringham Sea Front with far reaching sea views, garage & off road parking. Comprising Lounge, Kitchen, Garden Room, 5 Bedrooms, Bathroom, Shower Room, Downstairs WC, Rear Patio with Sea Views, Garage & Off Road Parking for 2 cars. Unfurnished & Available NOW. Call Henleys to view.

HENLEYS
Residential Sales & Lettings

VINCENT ROAD

- Mid Terraced House • Lounge, Kitchen • Garden Room • Five Bedrooms • Bathroom, Shower Room & Downstairs WC • Patio Garden with Sea Views • Garage & Off Road Parking for 2 Cars • Unfurnished • Available NOW • Call Henleys to view



Porch

uPVC double glazed entrance door, uPVC windows to the front and side aspect, wood effect flooring, door to Hallway.

Hallway

Wooden framed single glazed window to the front aspect into the Porch, wall mounted gas fired radiator heating, wood effect flooring, understairs storage cupboard, stairs rising to the first floor, doors to WC, Lounge & Kitchen.

WC

Obscure uPVC double glazed window to the front aspect, close coupled WC, wall mounted wash hand basin, wall mounted gas fired radiator, wood effect laminate flooring.

Lounge

Two uPVC double glazed windows to the front aspect, feature fireplace with inset gas fire, wall mounted gas fired radiators, wood effect laminate flooring, single glazed door and window to the rear aspect into Garden Room.

Garden Room

uPVC double glazed window to rear and both side aspects with sea views, tiled effect laminate flooring, single glazed door to Kitchen, uPVC double glazed door to the side aspect onto Rear Patio.

Kitchen

uPVC double glazed window to the rear aspect with sea views, range of base and wall mounted units set beneath roll edge work surfaces, inset stainless steel sink with mixer tap over, space and plumbing for washing machine, space and plumbing for dishwasher, space for electric cooker with chimney style extractor hood over, space for tall fridge, space for tall freezer, wall mounted gas fired boiler, wall mounted

gas fired radiator, tiled splash backs, tiled effect laminate flooring. Please note the white goods will be left at the property as good will.

First Floor Stairs & Landing

Stairs rising from the ground floor, wall mounted gas fired radiator, carpeted flooring, stairs rising to the second floor, doors to Bedrooms 2, 3, 4 and Bathroom.

Bedroom 3

Double bedroom with uPVC double glazed window to the rear aspect with sea views, wall mounted gas fired radiator, carpeted flooring.

Bedroom 2

Double bedroom with uPVC double glazed window to the rear aspect with sea views, wall mounted gas fired radiator, carpeted flooring.

Bedroom 4

Double bedroom with two uPVC double glazed windows to the front aspect, wall mounted gas fired radiators, carpeted flooring.

Separate WC

Obscure uPVC double glazed window to the front aspect, low level WC with concealed cistern and flush plate, wall mounted gas fired radiator, tiled splash backs, tiled effect flooring.

Bathroom

Obscure uPVC double glazed window to the front aspect, bath with mixer tap over and wall mounted thermostatic shower, vanity wash basin with mixer tap over and cupboard below, wall mounted ladder style heated towel rail, tiled splash backs, tiled effect flooring.

Second Floor Stairs & Landing

Stairs rising from the first floor, light tunnel to the ceiling, carpeted flooring, doors to Bedrooms 1, 5 and Shower Room.

Bedroom 5

Single bedrooms with uPVC double glazed window to the rear aspect with sea views, wall mounted gas fired radiator, carpeted flooring.

Bedroom 1

Large double bedroom with uPVC double glazed window to the rear aspect with sea views, wall mounted gas fired radiators, painted floorboards.

Shower Room

Obscure uPVC double glazed windows to the front aspect, corner shower cubicle with wall mounted thermostatic shower, pedestal wash hand basin with mixer tap over, close coupled dual flush WC, wall mounted chrome ladder style heated towel rail, tiled splash backs, tiled flooring.

Outside

To the front of the property is a small paved garden with mature shrubs.

To the rear of the property is a patio garden with sea views.

Parking

The property comes with an en bloc garage with off road parking in front.

There is an additional off road parking space within a shingled parking area accessed via the public carpark.

Furnishing

All white goods will be left at goodwill. The bunk beds and double bed can be removed if required or left at goodwill.

Restrictions

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

FEES & DEPOSITS

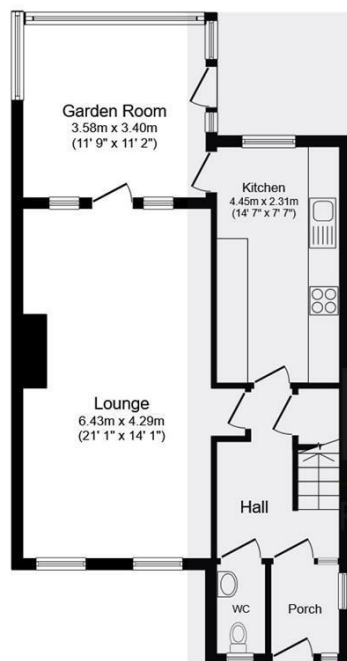
There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £345.00 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£1,150.00) along with the deposit of £1,725.00 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.

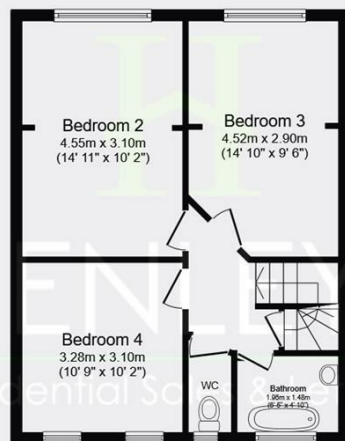
Henleys are a member of The Property Ombudsman and are part of the Propertymark Client Money Protection Scheme.

10 SEAVIEW VINCENT ROAD





Ground Floor
 Floor area 61.1 sq.m. (657 sq.ft.)



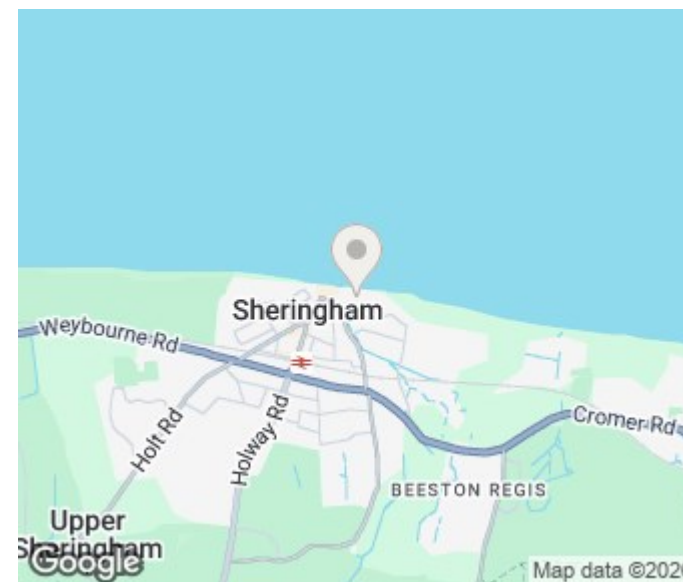
First Floor
 Floor area 48.4 sq.m. (521 sq.ft.)



Second Floor
 Floor area 29.5 sq.m. (318 sq.ft.)

Total floor area: 139.0 sq.m. (1,496 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC