



**CENTRAL ROAD
, CROMER, NR27 9BW**

£895 PCM

A two bedroom mid terraced house situated close to Cromer Town Centre, amenities, Train & Bus Stations. Comprising Lounge, Kitchen/Diner, Two Double Bedrooms, Shower Room, Rear Garden. Unfurnished & Available NOW. Call Henleys to view.

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ESTATE AGENCY SIMPLIFIED

CENTRAL ROAD

• Mid Terraced
House • Lounge • Kitchen/Diner • Two Double Bedrooms • Shower Room • Garden • Unfurnished • Available NOW • Call Henleys to view



VIEWINGS

Due to the current Covid-19 situation and the interest we have already received for this property, physical viewings will only be conducted once the full details and video tour have been viewed and a pre-reference form has been completed. To receive a pre-reference form please contact our office. Viewings will only be organised for applicants who the landlords would be willing to consider based on the pre-referencing form.

LOUNGE

uPVC double glazed window to the front aspect, TV aerial point, telephone point, wall mounted gas fired radiator, carpeted flooring, picture rail, door to hall.

HALLWAY

Stairs rising to the first floor, carpeted flooring, door to Kitchen/Diner.

KITCHEN/DINER

uPVC double glazed window to the rear aspect, range of base and wall mounted units set beneath roll edge work surfaces, inset stainless steel sink and drainer unit with mixer tap over, gas cooker (left at goodwill), washing machine (left at goodwill), under counter fridge (left at goodwill), wall mounted gas fired radiator, wall mounted gas fired boiler, under stairs storage cupboard, tiled splash backs, carpeted flooring, picture rail, door to Rear Hall.

REAR HALL

Carpeted flooring, door to Shower Room, uPVC double glazed door to Rear Garden.

SHOWER ROOM

Obscure uPVC double glazed window to the side aspect, corner shower cubicle with wall mounted shower, wall mounted wash hand basin, close coupled WC, wall mounted chrome ladder style heated towel rail, extractor fan, tiled splash backs, wood effect vinyl type flooring.

OUTSIDE WC

Close coupled WC, wall mounted corner wash hand basin, vinyl type flooring.

OUTSIDE

To the front of the property access is via steps to the front entrance door with a raised low maintenance garden.

To the rear of the property is a split level garden comprising hardstanding area with steps leading to raised garden and gate leading to communal alleyway leading to the street. The raised garden is currently a work in progress and will be made presentable prior to the commencement of a tenancy.

TENURE

The initial tenancy offer for this property is 12 months with the possibility of either continuing on

a monthly basis or renewing for a further fixed term.

RESTRICTIONS

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

FEES & DEPOSITS

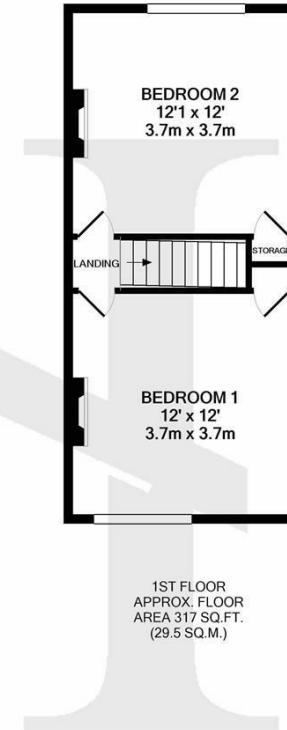
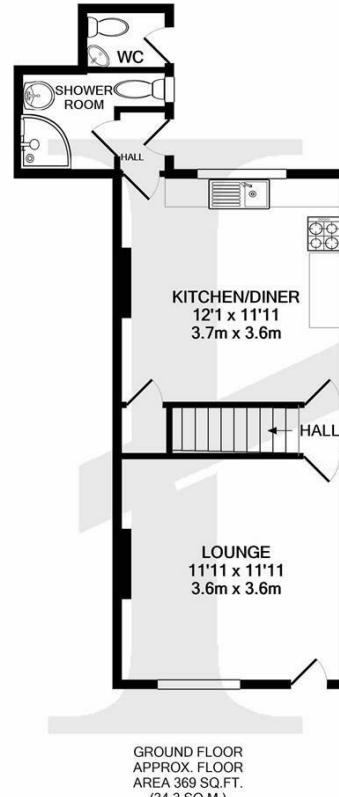
There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £206.53 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£688.47) along with the deposit of £1,032.69 on 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.

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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		85
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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