

# Arnolds | Keys



## 5 Page Close, North Walsham, Norfolk, NR28 0LX

£800 Per Calendar Month

- Modern 2 Bedroom Semi Bungalow in Traffic Free Location
- Entrance Hall
- Fitted Kitchen
- Bathroom With Over Bath Shower
- Garage En Bloc
- Currently Being Redecorated
- Lounge / Diner With Patio Doors To Rear Garden
- 2 Double Bedrooms
- Gardens To Front And Rear
- Gas Central Heating And UPVC Double Glazing



# 5 Page Close, North Walsham NR28 0LX

Semi detached 2 bedroom bungalow in a traffic free location approached on foot. Hall, lounge with doors to rear garden, kitchen and bathroom with over bath shower. Gas central heating and double glazing.



Council Tax Band: A



There are mature gardens to front and rear with a decking area and garden sheds. There is a single garage en bloc nearby.

North Walsham is a popular market town with a weekly market held in the town centre. The area is well served with amenities including Sainsburys, Lidl and Waitrose supermarkets, restaurants and a variety of shops. North Walsham has good educational facilities for all ages including sixth form Paston College together with doctors, dentists, opticians and a library. For the sports minded, there is the Victory Swim and Fitness Centre. North Walsham offers excellent public transport with both bus and rail services available. A regular train service operates from North Walsham station to the highly popular North Norfolk Coast or to Norwich where there are onward connections to London Liverpool Street.

EPC rating D. Council Tax Band A - North Norfolk District Council

### **ENTRANCE HALL**

Wood laminate flooring, radiator and built in cupboard.

### **LOUNGE / DINING ROOM**

18'1" max x 11'2" max

Fitted carpet, gas fire, radiator and patio doors to the rear garden.

### **KITCHEN**

Modern base and wall units. UPVC double glazed window. Tiled floor.

### **BATHROOM**

Modern suite with roll top bath and shower over, wash basin and WC. Radiator, tiled floor and walls.

### **BEDROOM**

11'5" x 9'4"

Carpet, double glazed window and radiator.

### **BEDROOM**

11'5" max x 8'5"

An L shaped room with carpet, double glazed window and radiator. Cupboard housing gas fired boiler.

### **GARAGE**

Single garage situated en bloc near by.

### **GARDEN**

Mature gardens to front and rear with lawns, plants, shrubs and trees. Decking to the rear and garden sheds.

### **TENANTS NOTE**

The deposit for this property is £923.

EPC Rating D. Council Tax Band A - North Norfolk District Council.

All main services available or connected. For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker ([www.checker.ofcom.org.uk/en-gb/mobile-coverage](http://www.checker.ofcom.org.uk/en-gb/mobile-coverage) OR [www.checker.ofcom.org.uk/en-gb/broadband-coverage](http://www.checker.ofcom.org.uk/en-gb/broadband-coverage))

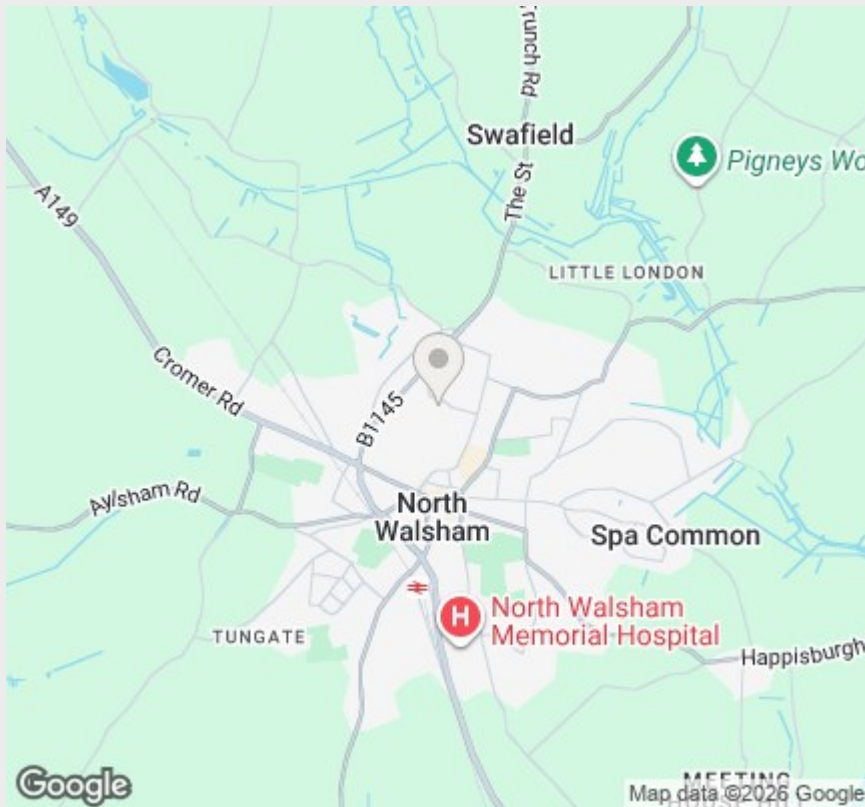
Please be aware that marketing photographs for this property may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing. These marketing photos may have been taken from a previous tenancy and may not reflect the current order.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoings, therefore tenants will be required to pay all utility bills generated throughout the tenancy period.

Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.


The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £184.61. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.



## Viewings

Viewings by arrangement only. Call 01603 216812 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

