



5 Market Manor

Acle, Norwich, NR13 3ET

£1,100 PCM



Aldreds Lettings are delighted to offer this superbly presented two / three bedroom house which has been extensively improved. The property is located close to the village center with a variety of shops and transport links. The accommodation comprises of an entrance hall, superb modern kitchen, separate dining/bar area, living room / bedroom 3, large principle bedroom, second double bedroom, nicely fitted bathroom with shower over the bath, gas central heating, double glazing, private garden, off street parking, Council Tax Band B, UNFURNISHED



Entrance Hall

Part glazed front door to entrance hall. Two built in storage cupboards, stairs to first floor.

Living Room / Bedroom 3 15'8" x 9'10" (4.8 x 3)

Big front aspect window, fitted storage cupboard, radiator. TV point. This room could also be used as a third bedroom.

Kitchen 16'8" x 6'10" (5.1 x 2.1)

Superb modern kitchen with ample storage and work surface. Appliances include electric hob, oven and cooker hood. Space and plumbing for additional appliances. Tiled floor. Archway to dining room.

Dining Room

Separate dining area with additional work surface and storage units with wine rack and tiled floor, perfect for entertaining.

Bedroom 1

Very impressive master bedroom with dressing area, two rear aspect windows overlooking the garden. Radiator.

Bedroom 2

Second double bedroom, front aspect window, built in wardrobe, radiator.

Bathroom

Superb modern white suite comprising bath with shower over, WC and wash basin. Frosted window, radiator.

Garden

An enclosed private rear garden which has been extensively landscaped with well stocked borders, patio areas further covered area and a gate to the rear of the property.

Parking

Private driveway parking.

General information

RENT

Rent is exclusive of Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

TENANCY

Assured Periodic Tenancy

TERMS

NO SMOKING

ADDITIONAL INFO

All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in advance and a Dilapidations deposit equivalent to 5 weeks' rent will also be required when agreements are signed. The Dilapidations Deposit is returnable after completion of a satisfactory tenancy. The aforementioned charges would be payable by bankers draft, a cheque drawn on a Building Society account, cash or Debit Card. NOT A PERSONAL CHEQUE.

Council Tax

Council Tax Band B

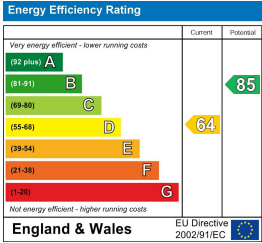
Area Map



Floor Plans



Energy Efficiency Graph



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