



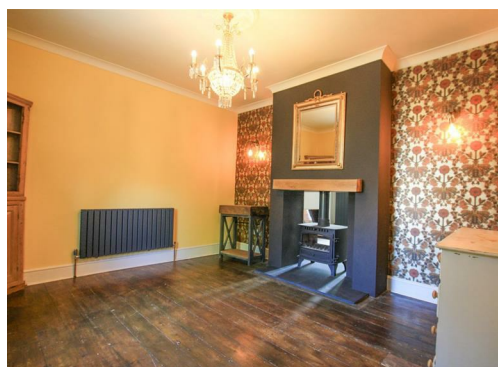
Harcourt House St. Johns Road

Stalham, Norwich, NR12 9BG

£1,350 PCM



Aldreds Lettings are privileged to offer this truly exceptional three double bedroom house of great charm and character which has been fully upgraded to the very highest standard and certainly stands out from the crowd. The property is situated close to local shops, schools and is within a short walk of the high street. The accommodation comprises of an entrance hall, downstairs cloakroom, charming living room, spacious dining room, exceptional kitchen with all appliances, utility room, three double bedrooms, luxury bathroom with roll-top bath and shower cubicle, oil fired heating, double glazing, delightful sunny garden (gardening service £150 per month), garage and drive. Council Tax Band B, PART FURNISHED



Entrance Hall

Part glazed front door to entrance hall. Feature exposed floorboards, radiator.

Downstairs WC

White suite comprising WC. Tiled floor.

Living Room 13'1" x 11'9" (4 x 3.6)

Large living room with high ceilings, front aspect window, feature fireplace with wood-burner, superb wooden flooring, radiators.

Dining Room 17'4" x 12'1" (5.3 x 3.7)

Separate dining room, feature fireplace with wood-burner, glazed doors to garden, radiator. Opens to kitchen.

Kitchen 17'8" x 10'5" (5.4 x 3.2)

Absolutely stunning kitchen with ample storage and solid wooden work surface. Appliances include electric hob, oven, cooker hood, fridge/freezer and dishwasher. Inset spotlights, wooden floor.

Utility Room 7'6" x 6'6" (2.3 x 2)

Separate utility room, tiled floor, additional sink, washing machine, Velux window, door to garden.

Bedroom 1 11'9" x 11'1" (3.6 x 3.4)

Master bedroom with front aspect window, radiator.

Bedroom 2 11'5" x 10'2" (3.5 x 3.1)

Second double bedroom, rear aspect window overlooking the garden, fitted wardrobes, radiator.

Bedroom 3 10'9" x 9'10" (3.3 x 3)

Third double bedroom, rear aspect window overlooking the garden. Radiator.

Bathroom

True luxury bathroom suite in white comprising roll-top bath, separate double sized shower cubicle with 'rainfall' thermostatic shower, inset sink, heated towel rail, inset spot lights.

Separate WC

Modern white suite comprising WC and wash basin.

Garden

Simply delightful front garden, very well stocked with mature plants and shrubs. Fully enclosed and very private rear garden with mature trees and shrubs, patio area, lawn area and timber shed. (Gardening service available - £150 per month)

Garage & Driveway

Single garage with power & light. Private off street driveway parking.

Additional 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.

Disclaimer

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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

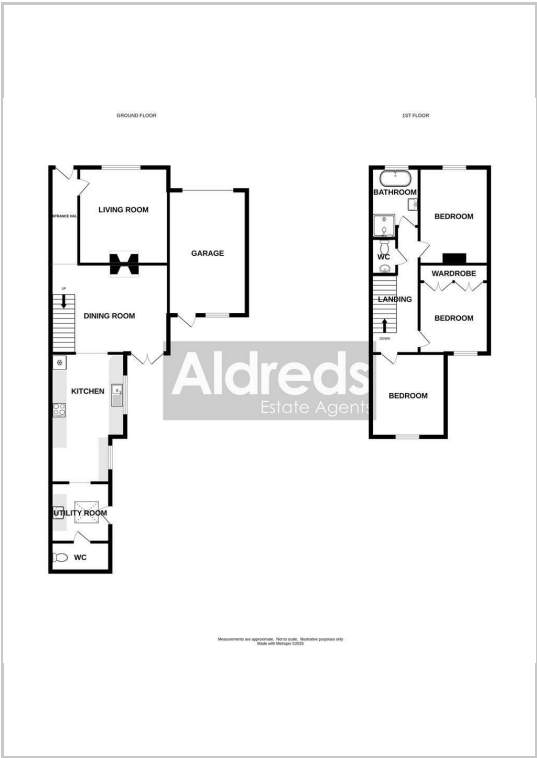
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Area Map



Floor Plans



Energy Efficiency Graph

