



8 White Lion Road Coltishall, Norwich, NR12 7AR

£1,300 PCM



Aldreds Lettings are delighted to offer this simply superb three bedroom detached house situated in this leafy country lane in this sought after Broads village. The accommodation comprises of an entrance hall, cloakroom, large living / dining room, superb modern kitchen, two double bedrooms, one single bedroom, luxury shower room, gas central heating, double glazing, private driveway parking, attractive garden, Council Tax Band to be advised, **FULLY FURNISHED**



Entrance Hall

Part glazed front door to entrance hall, built in storage, radiator, doors to all rooms.

Cloakroom

White suite comprising WC and wash basin. Frosted window, tiled floor.

Living / Dining Room

Large double aspect living room with feature fireplace with wood burner, quality wooden flooring, glazed patio doors to garden, dining area, TV point, radiator.

Kitchen

Superb modern kitchen with ample storage and work surface. Appliances include electric hob, oven, cooker hood, dishwasher, washing machine, fridge/freezer and microwave. Tiled floor, spot lighting. Utility area, door to garden.

Bedroom 1

Double bedroom, double aspect windows, range of fitted bedroom furniture, radiator.

Bedroom 2

Second double bedroom, double aspect windows, radiator.

Bedroom 3

Generous single bedroom, side aspect window overlooking the garden. Radiator.

Shower Room

Luxury suite in white comprising double sized shower cubicle, WC and wash basin. Heated towel rail, inset spotlights, extensive tiling, frosted window.

Garden

Enclosed private garden, mainly laid to lawn with large patio area.

Parking

Private driveway parking accessed via five bar gate.

Additional Information

RENT

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

TENANCY

6 Months Assured Shorthold.

TERMS

NO SMOKING / PETS CONSIDERED

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

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services for which they will be entitled to receive a commission.

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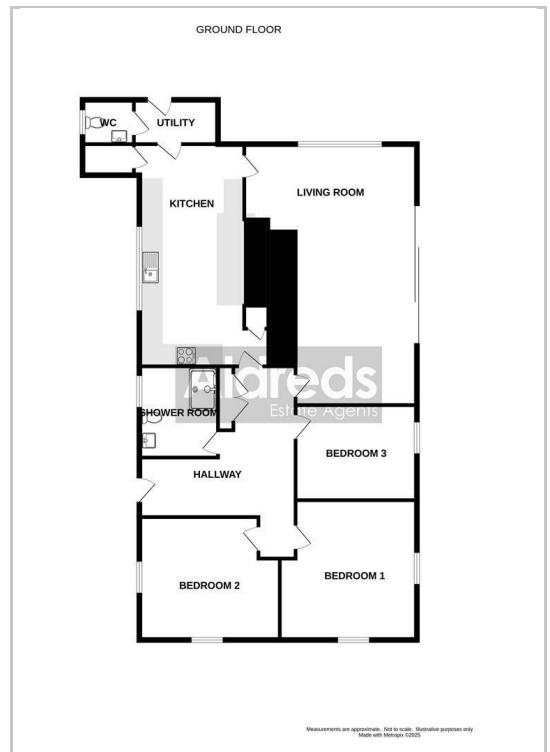
17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 849111 Email: lettings@aldreds.co.uk <https://www.aldreds.co.uk/>

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Area Map



Floor Plans



Energy Efficiency Graph

