

LARKES



164 KINGFISHER CLOSE
BRADWELL
NR31 8PQ

£575 pcm Unfurnished
Available: Available Now

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AT A GLANCE

Property: 2 bed Mid Terrace
Heating:
Restrictions: No Pets & No Smoking
Deposit: £575

Approximate Floor Area: ()
Energy Rating: E42
Local Authority: GYBC
Council Tax Band: A (£1,077)

DESCRIPTION

Access is provided via an entrance hall with an under stair cupboard providing useful storage. Towards the end of the hall you will find doors which open to the lounge/diner. Fitted with base and wall mounted cabinetry with part tiled walls, laminate work surfaces with inset stainless steel sink, and an electric cooker point. Further access into the rear garden. The dining room has an open doorway into the Lounge with aspect to front.

On the first floor a landing provides access to both good sized bedrooms, and the family bathroom, The bathroom has a white suite comprising a pedestal wash basin, and panel bath with the separate enclosed WC also access from the upper landing.

The flooring is a mix of carpet and quality vinyl's.

Outside the rear garden is turfed with shrub borders, benefitting from a brick outhouse and timber garden shed.

Please view the floor plan for room dimensions and layout.

LOCATION

The property is located in Bradwell, a suburb of Gorleston. The area benefits from a full range of local amenities including schools, supermarkets, doctors, pharmacy, and a local parade of shops, all within a short walk of the property.

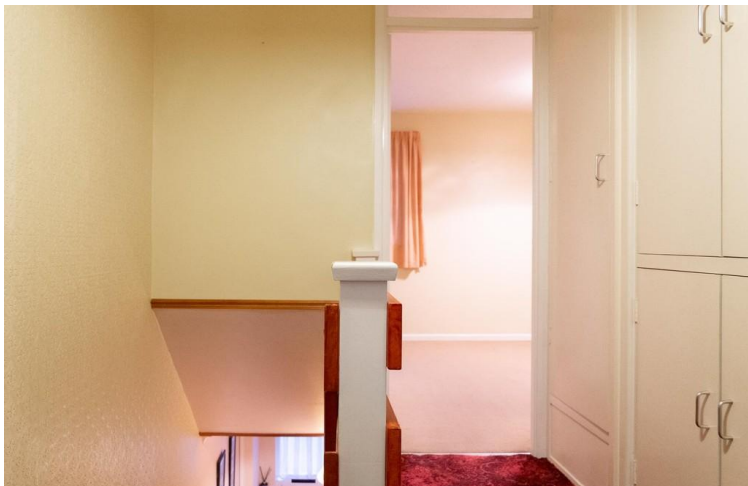
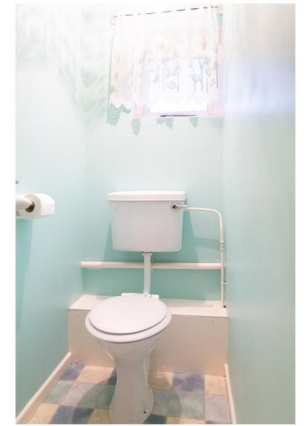
FEES

An application fee is payable prior to processing. Fee to cover administration and referencing charges as follows:

First Applicant £100 inc VAT
For Each Additional Applicant £60 inc VAT
Guarantor Reference No Charge
(Application fees are non-refundable)

Upon receipt of satisfactory references - No further tenant charges are made in the preparation of the lease. However, on acceptance 50% of the first month's rent is to be paid as a holding deposit which is non-refundable if you withdraw from the tenancy.

NB - Tenants may incur additional charges if they breach the terms of their tenancy agreement; in extreme cases failure to comply with lease obligations can lead to eviction.



NOTE: Larkes Estate Agents for themselves and for the vendors or lessees of this property whose agents they are give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given, without responsibility and intending purchasers or lessees 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 item; (iii) no person in the employment of Larkes Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.