



## THE STREET £775 PCM

Mid Terraced Cottage with accommodation over three floors and positioned in the centre of the village. Sitting room with multi-fuel burner, 1 bedroom plus attic room, double glazing, electric heating.

**LET AGREED**

- Accommodation Over 3 Floors
- Mid Terraced Cottage
- Courtyard Garden

LOCATION Dickleburgh has good local amenities including village stores / post office, 'Outstanding' Ofsted rated primary school, church, fast food take away, public house and active local community. There is various activities at the village hall and next door is the club room with bar and entertainment.

SITTING ROOM 15' 11" x 11' 6" (4.85m x 3.51m) max Front entrance door, curtain pole, windows to either side, multi fuel burner in inglenook fireplace with shelving to side, wood effect vinyl flooring, thermostatically controlled electric heater, stairs to first floor, open studwork to:

KITCHEN 10' 11" x 8' 5" (3.33m x 2.57m) Range of fitted base and wall units, work surfaces, inset single drainer sink unit, single oven, electric hob, spaces for washing machine and undercounter fridge, extractor hood, half glazed rear entrance door, double glazed window to rear, wood effect vinyl flooring.

FIRST FLOOR LANDING Stairs to second floor.

BEDROOM ONE 11' 8" x 12' 8" (3.56m x 3.86m) max Double glazed window to front, fitted curtain pole, electric panel heater.

BATHROOM 10' 11" x 8' 0" (3.33m x 2.44m) White suite comprising bath with shower over, pedestal hand wash basin, low level WC, heated towel rail, opaque double glazed window to rear, fitted curtain pole, airing cupboard, wood effect vinyl flooring, wall heater.

On the second floor

ATTIC 13' 0" x 11' 7" (3.96m x 3.53m) max Restricted ceiling height. Double glazed skylight window.

OUTSIDE There is a small courtyard garden at the rear with rear pedestrian access.

AGENTS NOTE No smokers. No pets.

TENANCY TERM Available for a long term let with an initial 12-month fixed term tenancy.

HOLDING DEPOSIT £175

SECURITY DEPOSIT £890

EPC RATING E

COUNCIL TAX BAND B

Viewings - Strictly by appointment with Kings & Co Lettings

References are undertaken and are subject to a minimum 3 day turnaround. The tenancy will not commence until we have received satisfactory references.

All adults wishing to live at the property will be named on the Tenancy Agreement. The Tenancy Agreement will provide for all persons under the tenancy to be joint and severally liable for the covenants contained therein.

We endeavour to make our property details accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective renters only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Council Tax Band: B (South Norfolk District Council)

Deposit: £890

Holding Deposit: £175





TOTAL FLOOR AREA: 671 sq ft (62.4 sq m) approx  
 While every attempt has been made to ensure the accuracy of the floorplan and area measurements of Area, volume, count and any other items are approximate and no responsibility is taken for any error, omissions or mis-statements. This plan is for illustrative purposes only and should not used as basis for any prospective purchase. The numbers, symbols and captions should have not been used and no guarantee as to their quantity or efficiency can be given.  
 Made with floorplan 3.0(2)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>50</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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.