



## SPRINGDALE CRESCENT, BRUNDALL, NR13

### £975 PCM

Situated in a quiet cul-de-sac within the sought-after village of Brundall, this unfurnished two-bedroom semi-detached bungalow offers well-presented accommodation throughout. The property benefits from front and rear gardens, off-road parking, a spacious sitting room, conservatory, family bathroom.

This two bedroom unfurnished semi-detached bungalow is located in the popular village of Brundall.

Comprising:-

Entrance into hallway with doors leading to bathroom, bedroom and sitting room:-

Sitting Room 11'10" x 15'3" (3.61m x 4.67m) With UPVC double glazed French doors leading to conservatory, fitted carpet, electric fire, further doors through to the kitchen and bedroom two

Kitchen 16'10" x 6'3" (5.15m x 1.91m) Range of wall and base units with built in oven and inset electric hob and extractor hood over, plumbing for under counter washing machine, space for fridge/freezer, window to front aspect, door leading to large pantry with further space for electrical appliances, UPVC double glazed door out to side of property and through to garden.

Master Bedroom 9'6" x 11'9" (2.90m x 3.60m) Double bedroom with window to rear aspect, in-built wardrobe with sliding door, further wardrobes and over-bed storage units, wood effect laminate flooring, radiator.

Bedroom Two/Study 5'0" x 10'2" (1.54m x 3.10m) Single bedroom or study space with window to rear aspect, radiator, fitted carpet.

Bathroom 6'3" x 5'6" (1.91m x 1.70m) White three piece suite comprising shower over bath, ceramic tiled flooring, frosted window to front aspect heated towel rail.

Conservatory 10'5" x 8'10" (3.20m x 2.70m) Ceramic tiled flooring, UPVC double glazed doors leading through to the garden.

Rear Garden

Fully enclosed garden with laid to lawn leading to patio area at the rear, borders with an array of shrubs and plants, side access via a gate to front of property.

EPC: To be confirmed

Broadland District Council Tax Band B - Council Tax 25/26 £1,803.70)

The rent does not include payment to service providers in respect of utilities, communication services, TV licence and council tax.

For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker

Viewings - strictly by appointment with Kings & Co Lettings

References are undertaken by an external referencing agency and are subject to a minimum of 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 (Broadland District Council )

Deposit: £1,125

Holding Deposit: £225

Parking options: Driveway

Garden details: Enclosed Garden, Front Garden, Rear Garden

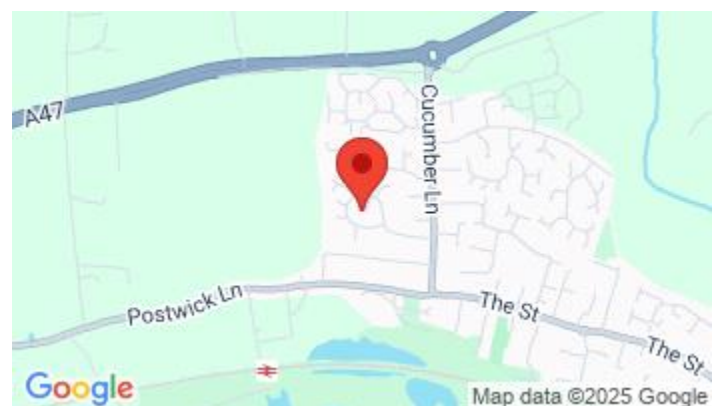
Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains







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.