

Arnolds | Keys



The Lodge Birds Lane, Neatishead, Norfolk, NR12 8XZ

£1,450 Per Calendar Month

- 3 Bedrooms
- 2 Reception Rooms
- Bathroom and Ensuite Shower Room
- EPC Rating: E
- Newly Decorated
- Detached Cottage In A Rural Location
- Kitchen / Breakfast room
- Garden
- Council Tax Band: E
- New Carpets

The Lodge Birds Lane, Neatishead NR12 8XZ

A well presented 3 BEDROOM detached cottage, located within easy access of the Norfolk Broads.

The good sized accommodation has been NEWLY DECORATED and has NEW CARPETS and new vinyl floor coverings throughout.

The property sits in mature gardens and grounds, in a RURAL LOCATION.

The accommodation includes an entrance hall, two reception rooms, kitchen / breakfast room, family bathroom and ENSUITE shower room. Oil fired central heating and double glazing throughout.

EPC Rating: E. Council Tax Band: E

What3Words location - lighters.starred.onlookers



Council Tax Band: E



This property is located within easy access of the Norfolk Broads, and stands in large mature gardens, in a rural setting. Neatishead is a popular Broadland village with a Primary School, well stocked village shop and a highly regarded pub / restaurant.

The RAF Air Defence Radar Museum can be found within a short distance of the property.

Entrance Hall

Radiator. Stairs to 1st floor. Understairs Cupboard.

Living Room

Radiator. Inglenook Fireplace with electric wood burner fire.

Kitchen / Breakfast Room

Radiator. Range of white high gloss wall and base units with black laminate work surface over. Space for washing machine. Beko Dishwasher, induction hob, stainless steel extractor fan, electric single oven and fridge/freezer. Door to rear garden patio.

Dining Room

Airing Cupboard. Built in Cupboard. Radiator.

Stairs to first floor

Landing

Radiator

Bedroom 1

Radiator

Bedroom 2

Radiator

Bathroom

Radiator. Mirror. White suite comprising: a bath with an aqualisa shower over, wash basin and low level w/c. Toilet roll holder.

Bedroom 3

Radiator

Ensuite Shower

Shower enclosure with MIRA electric shower. White low level w/c and pedestal basin. Set of shelving. Chrome effect toilet roll holder. Radiator. Mirror.

The deposit for this property is £1,673.

EPC Rating E. Council Tax Band E - North Norfolk.

Mains water and electric available or connected. Sewerage is treated by a plant adjacent to the

property.

For an indication of specific speeds and supply or coverage in the area for broadband and mobile signal/coverage, we recommend referring to the Ofcom checker.

Please be aware that marketing photographs for this property may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoings, therefore tenants will be required to pay all utility bills generated throughout the tenancy period.

Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.


The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £334.61 This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.



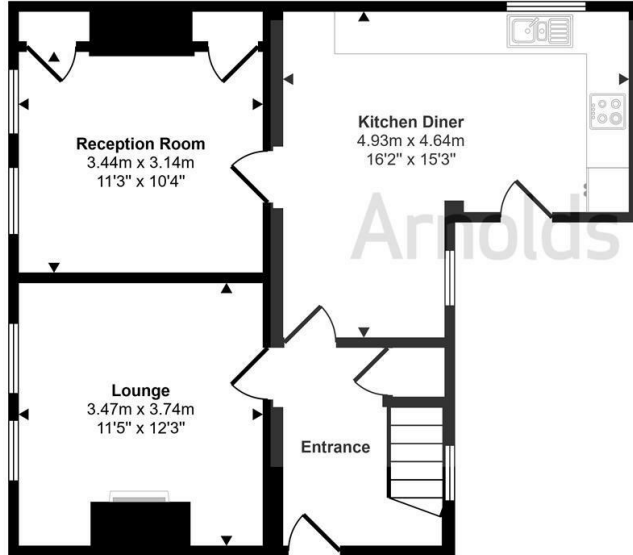
Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

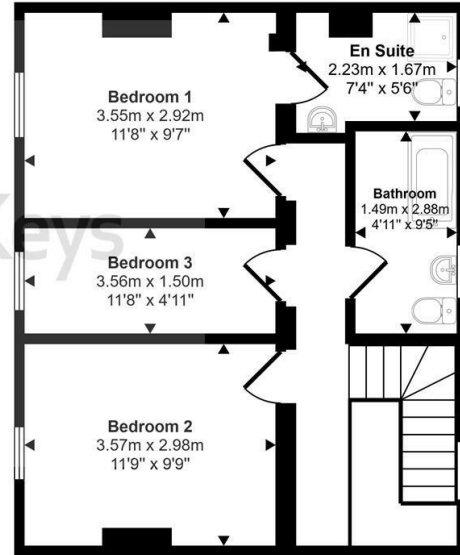
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Approx Gross Internal Area
101 sq m / 1084 sq ft



Ground Floor
Approx 54 sq m / 577 sq ft



First Floor
Approx 47 sq m / 507 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.

