

# Arnolds | Keys



## 3 Pitt Cottage Cromer Road, Antingham, NR28 0NJ

£895 Per Calendar Month

- Semi Detached Cottage
- Well Presented Accommodation
- Modern Bathroom With Over Bath Shower
- 2 Interconnecting First Floor Double Bedrooms
- uPVC Double Glazing
- Rural Location Adjoining a Working Dairy Farm
- Modern Fitted Kitchen
- Double Aspect Sitting Room With Wood Burner
- Oil Central Heating
- Courtyard Garden and Parking Space

# 3 Pitt Cottage Cromer Road, Antingham NR28 0NJ

A mellow red brick and tiled semi detached cottage property conveniently located for access to both North Walsham and Cromer. The deceptive accommodation is very well presented and includes a rear entrance lobby, well fitted modern kitchen, modern ground floor bathroom with over bath shower and a delightful double aspect sitting room with a wood burner. Typical steep cottage stairs lead to a large landing bedroom off which is a good size second double bedroom. There is uPVC double glazing, oil fired central heating, a small shingled courtyard with outbuilding and single PARKING SPACE. There is an additional small area of garden with drying area and lean too.

The property adjoins a working dairy farm with associated movements, noise and smells.

Both North Walsham and Cromer offer a comprehensive range of amenities including supermarkets, independent shops, restaurants, church, medical and recreational facilities and regular public transport with both having bus and rail services.

There is a large unfenced pond opposite this property.

EPC Rating E. Council Tax Band A.



Council Tax Band: A



## **ENTRANCE LOBBY**

Part glazed entrance door, vinyl flooring, uPVC double glazed window, space and plumbing for washing machine and door to kitchen

## **KITCHEN**

8'8" x 6'9"

A modern well fitted kitchen with base and wall units, ample work surfaces, inset sink and inset hob and oven. Space for under counter fridge. uPVC double glazed window. Radiator.

## **REAR HALL**

Door to front of property.

## **BATHROOM**

A modern white suite including wash basin, WC and bath with shower over. uPVC double glazed window and extractor fan.

## **SITTING ROOM**

12'9" x 11'6"

A delightful double aspect room with fitted carpet, fireplace with wood burner, radiator and alcove cupboard. 2 uPVC double glazed windows. Stairs to first floor.

## **LANDING BEDROOM**

13'2" x 11'3"

Fitted carpet, radiator, uPVC double glazed window and built in meter cupboard. DOOR TO BEDROOM 2.

## **BEDROOM**

13' x 10'9"

Fitted carpet, radiator, uPVC double glazed window.

## **OUTSIDE**

Shingle area to the rear over which an adjoining property has access. Small outbuilding. Part covered parking area. Additional garden area across the road with drying area and lean too.

## **TENANTS NOTE**

The deposit for this property is £1032.

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

Mains water and electric available or connected. Private drainage system. 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 and may also have been taken before the current tenancy started. 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 £206.53. 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>54</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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.

