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# Harrow Lane, Lang Farm, NN11 0GW

£900 - Monthly Terraced

2 1 1



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## Property Summary

A very desirable two bedroom mid terrace house, located on Lang Farm.

## Lettings Information

**Available From:** 19 November 2025

**Let Type:** Long Term

## Features & Utilities

- ✓ Two Double Bedrooms
- ✓ Spacious Kitchen/Dining
- ✓ Modern Bathroom
- ✓ Front and Rear Gardens
- ✓ Off Road Parking
- ✓ Long Term Let
- ✓ Gas Radiator Heating

## Property Overview

This well-presented two-bedroom property offers comfortable living in the sought-after Lang Farm area. The accommodation includes entrance hall, spacious lounge, and a bright kitchen/dining room. Upstairs, you'll find two generous double bedrooms and a modern family bathroom. The property benefits from front and rear gardens, offering a private outdoor space, as well as off-road parking for two cars. EPC Rating: C. Council Tax Band: B.

**LOUNGE 4.44m x 3.94m (14'7" x 12'11")**

**KITCHEN/DINING ROOM 2.82m x 3.94m (9'3" x 12'11")**

**BEDROOM ONE 3.25m x 3.94m (10'8" x 12'11")**

**BEDROOM TWO 3.45m x 2.41m (11'4" x 7'11")**

### BATHROOM

### MATERIAL INFORMATION

Type – Terraced

Age/Era – Ask Agent

Deposit – £1,038.46

Council Tax – Band B

EPC Rating – C

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Central Heating, Gas Central Heating, Gas Heating, Double Glazed

Parking – Parking, On Street, Off-street, Private, Allocated, Driveway

EV Charging – Yes Private

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – Ask Agent

Rights and Easements – Ask Agent

### **FEE DETAILS**

Refundable Application Holding Deposit: One Weeks' Rent (To reserve a property and refundable if the Landlord decides not to proceed with your application. These monies will not be refunded if you decide not to proceed with the application, fail Right to Rent checks, provide false or misleading information or fail to provide any information needed to proceed with your application within 15 days. If your application is successful these monies will be deducted from your first months' rent). Refundable Security Deposit Five Weeks' Rent: (To cover breaches of agreement. This will be registered and protected with the Tenancy Deposit Scheme (TDS) and may be refunded at the end of the tenancy subject to property inspection). For other Permitted Fees please see the relevant section of the Tenant Guide on our website or visit our offices.

Pet Rent: Should the Landlord accept a pet in the property, the rent will be increased by £25 per month per free roaming pet. Pets are only accepted at the Landlord's discretion and this does not mean that this particular property will accept a pet. Enquiries should therefore be made prior to viewing.

### **AGENTS NOTES**

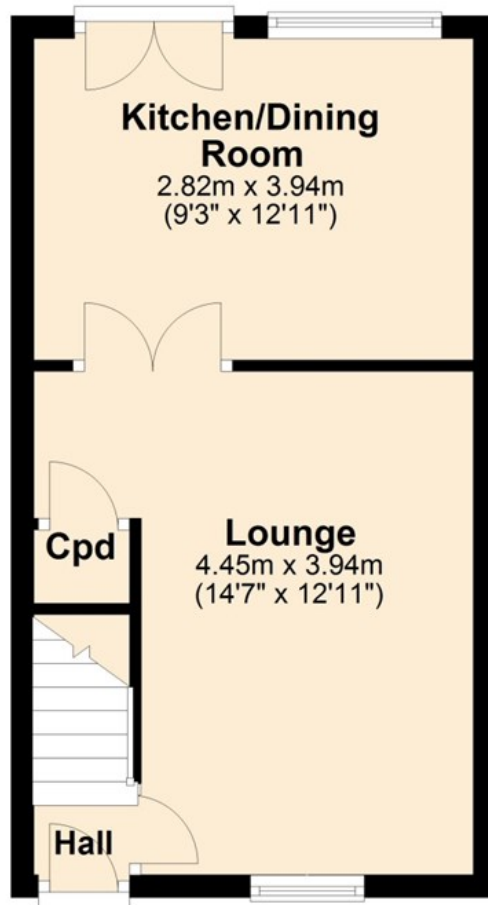
1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is

marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# Floorplan

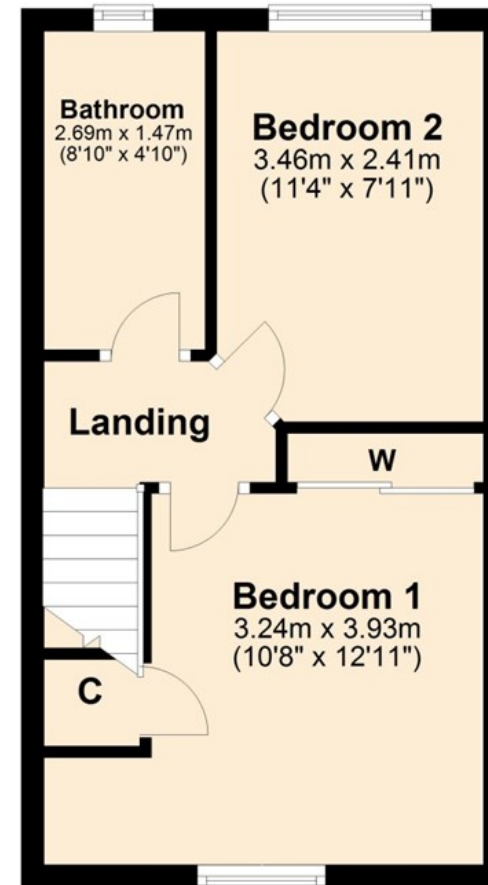
## Ground Floor

Approx. 29.5 sq. metres (317.5 sq. feet)



## First Floor

Approx. 23.5 sq. metres (253.4 sq. feet)



Total area: approx. 53.0 sq. metres (570.9 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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