

Aldreds
Lettings



69 Chaucer Road, Great Yarmouth, NR30 4HA

£900 PCM





69 Chaucer Road

, Great Yarmouth, NR30 4HA

- Superbly Presented
- Off Street Driveway Parking
- New Kitchen & Bathroom
- Gas Central Heating
- Modernised Mid Terraced House
- Three Good Sized Bedrooms
- Double Glazed Windows
- Generous Sized Garden

Aldreds are pleased to offer this superbly presented, renovated mid terraced house in a sought after location to the north of the town centre and within a couple of hundred yards of the sea front. The property has recently benefitted from an interior modernisation with complete re-decoration, new floor coverings, new kitchen and bathroom fittings. The accommodation comprises of an entrance hall, lounge, gloss fitted kitchen/dining room, first floor landing with three separate bedrooms and a new bathroom suite. Outside there is forecourt parking and a generous west facing rear garden.



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Entrance Hall

Part double glazed pvc entrance door, stairs to first floor, wood effect laminate flooring and new fitted carpet, radiator, door to:

Lounge 14'7" x 11'10" (4.47 x 3.62)

Including the chimney breast, tv point, double glazed window to front aspect, radiator, wood effect laminate flooring, door to:

Kitchen/Dining Room 16'2" maximum x 9'10" (4.94 maximum x 3.02)

Including the under stairs cupboard. New grey gloss finish kitchen with wall and matching base units with work surfaces over, inset single drainer stainless steel sink unit, space and plumbing for appliances, built in electric oven, four ring ceramic hob and extractor hood, part metro tiled walls, Ideal gas fired combination boiler, two double glazed windows to rear aspect, part double glazed pvc door to rear, radiator, wood effect laminate flooring.



First Floor Landing

Access to the loft space, new fitted carpet, doors leading off to:

Bedroom 1 13'1" x 9'9" (3.99 x 2.98)

Including the chimney breast, tv point, new fitted carpet, radiator, double glazed window to front aspect.

Bedroom 2 11'8" x 8'11" (3.58 x 2.73)

Including the chimney breast, radiator, double glazed window to rear aspect, new fitted carpet.

Bedroom 3 9'10" x 7'7" (3.00 x 2.33)

Including the open fronted over stairs wardrobe cupboard, new fitted carpet, radiator, double glazed window to front aspect.

Bathroom 5'9" x 5'5" (1.76 x 1.66)

New white suite comprising panelled bath with mans fed shower fitting over, grey gloss finish aqua panelled walls, radiator, pedestal wash basin, low level wc, vinyl flooring, frosted double glazed window to rear aspect.

Directions



Outside

To the front of the property is a large driveway laid with block pavior with a side border and pathway leading to the entrance. To the rear is a generous westerly facing rear garden with a paved patio and lawned garden beyond. The rear garden is fully enclosed with a gated rear access on to the rear service roadway.

Additional Info

RENT

Rent is exclusive of Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

TENANCY

6 Months Assured Shorthold.

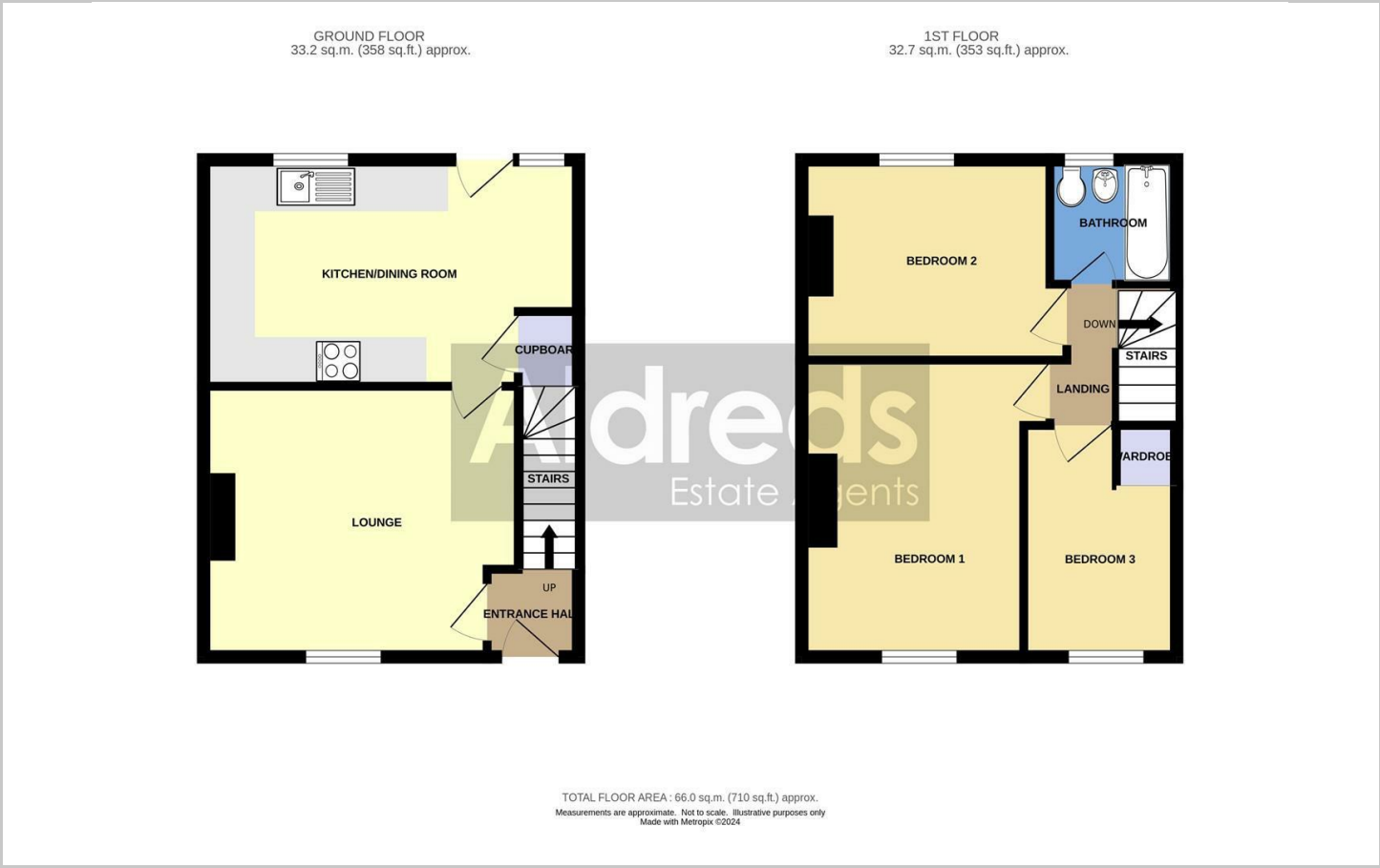
TERMS

NO SMOKING

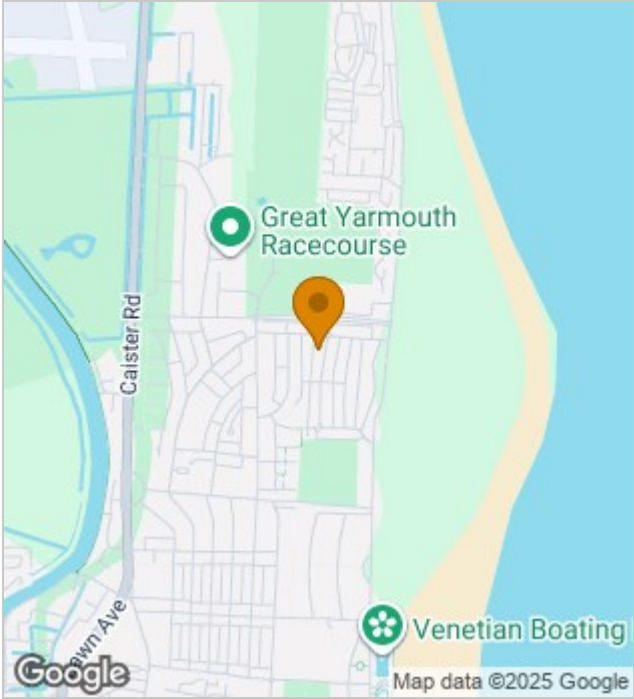
ADDITIONAL INFO

All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in advance and a Dilapidations deposit equivalent to 5 weeks' rent will also be required when agreements are signed. The Dilapidations Deposit is returnable after completion of a satisfactory tenancy. The aforementioned charges would be payable by bankers draft, a cheque drawn on a Building Society account, cash or Debit Card. NOT A PERSONAL CHEQUE.

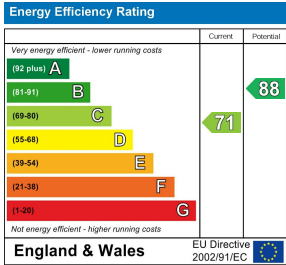
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Lettings Office on 01493 849111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.