







Aldreds
Lettings



30 Highfield Road, Gorleston, Great Yarmouth, NR31 0PP
£795 PCM

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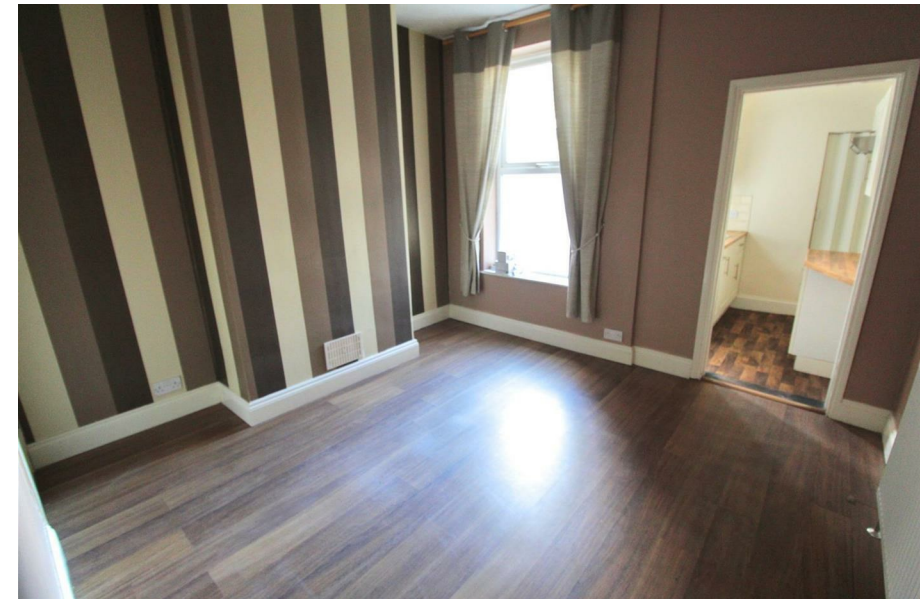
£795 PCM

30 Highfield Road

Gorleston, Great Yarmouth, NR31 0PP

- TWO BEDROOMS
- GAS CENTRAL HEATING
- ENCLOSED GARDEN
- NEUTRAL DÉCOR
- TWO RECEPTION ROOMS
- DOUBLE GLAZING
- FIRST FLOOR BATHROOM

NICELY PRESENTED, two bedroom, end-terraced house. Offered unfurnished and with the benefits of GAS CENTRAL HEATING, double glazing, an enclosed rear garden and neutral decor throughout. EPC=to follow



LOUNGE 11'3" x 11'3" (3.45 x 3.43)

Laminate flooring, double glazed window to front aspect, radiator, door to;

INNER HALL

Carpeted stairs rising to the first floor landing, door to;

DINING ROOM 11'3" x 10'7" (11'3" x 10'6") (3.43 x 3.23 (3.44 x 3.22))

Laminate flooring, double glazed window to rear aspect, understairs storage cupboard, radiator, doorway through to;

KITCHEN 8'2" x 5'10" (8'1" x 5'11") (2.49 x 1.80 (2.48 x 1.81))

A range of wall and base level storage units with worktops, double glazed window to side aspect, walk in cupboard with plumbing for washing machine, door to rear garden, electric cooker point, wall mounted gas boiler, part tiled walls.

LANDING

Carpet, doors to bedrooms 1 and 2.

BEDROOM 1 11'3" x 11'3" (3.45 x 3.43)

Fitted carpet, double glazed window to front aspect, radiator.





BEDROOM 2 11'3" x 10'7" (11'3" x 10'6") (3.43 x 3.23 (3.44 x 3.22))

Fitted carpet, double glazed window to rear aspect, radiator, door to;

BATHROOM 8'0" x 5'10" (8'1" x 5'11") (2.46 x 1.80 (2.47 x 1.81))

Part tiled walls, white bathroom suite comprising; panel path with shower and curtain, pedestal wash basin, low level WC, opaque double glazed window to side aspect, chrome heated towel rail, radiator.

OUTSIDE FRONT

Paved front forecourt.

OUTSIDE REAR

Enclosed garden, mainly laid to lawn.

RENT

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

TENANCY

Assured Periodic Tenancy

ADDITIONAL INFO

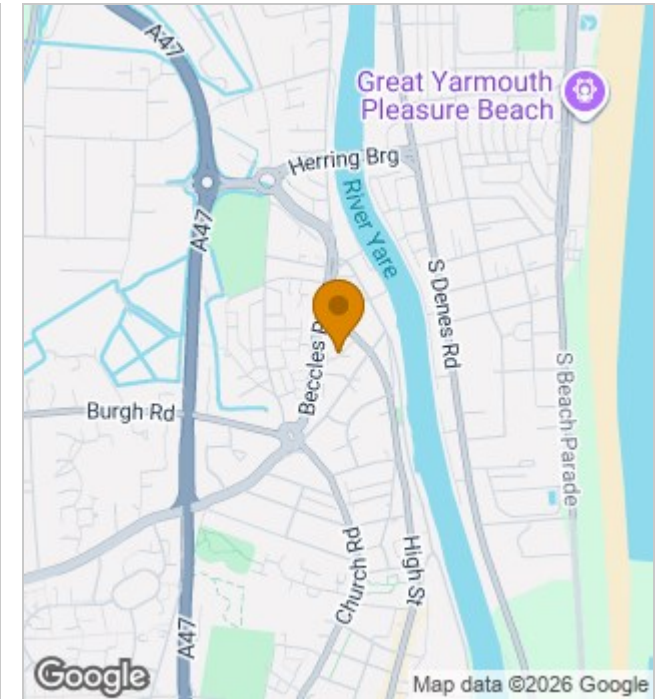
Directions

All applications for tenancy to be on a form which can be obtained from this office. A minimum of two references will be required. 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.

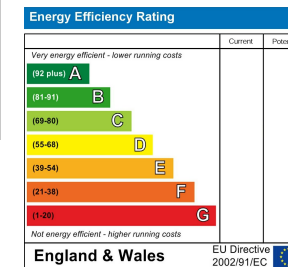
Floor Plans



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.

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