Aldreds
Lettings



Highfield Road

Gorleston, Great Yarmouth, NR31 0PP

£800 PCM

2 1 2 E

Situated in this established and highly sought after residential location, lies this well presented two bedroom terrace property, situated within easy reach of Gorleston Town Centre and all local amenities. Offering spacious and versatile accommodation, this is not one to be missed!!







LOUNGE 11'4" x 11'4" (3.47 x 3.47)
Laminate flooring, radiator, uPVC double glazed window to the front aspect, door into;

INNER HALL
Fitted carpet, stairs rising to the first floor, doorway into;

DINING ROOM 11'4" x 10'6" (3.47 x 3.21)
Laminate flooring, radiator, uPVC double glazed window to the rear aspect, doorway into;

KITCHEN 8'2" x 5'9" (2.49 x 1.77)
Tiled floor, part tiled walls, a range of modern wall and base level storage units with worktops over, stainless steel sink and drainer with mixer tap over, plumbing for washing machine, gas cooker point, uPVC double glazed window to the side aspect, doorway through to;

REAR LOBBY
Tiled floor, radiator, door to rear garden, further door into;

WC
Tiled floor, part tiled walls, low level WC, obscure uPVC double glazed window.

LANDING
Fitted carpet, doors to bedrooms 1 and 2.

BEDROOM 1 11'5" x 11'3" (3.49 x 3.45)
Laminate flooring, radiator, uPVC double glazed window to the front aspect, storage cupboard housing the gas combi boiler.

BEDROOM 2 10'7" x 11'4" (3.25 x 3.47)
Laminate flooring, radiator, uPVC double glazed window to the rear aspect, door into;

BATHROOM
Tiled floor and walls, obscure uPVC double glazed window, chrome heated towel rail, white bathroom suite comprising; low level WC, pedestal wash basin, p-shaped bath with shower fitting and glass shower screen, wall mounted storage cupboard.

OUTSIDE FRONT
Paved front forecourt.

OUTSIDE REAR
Fully enclosed rear garden, paved and shingled with gated access to rear walkway.

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

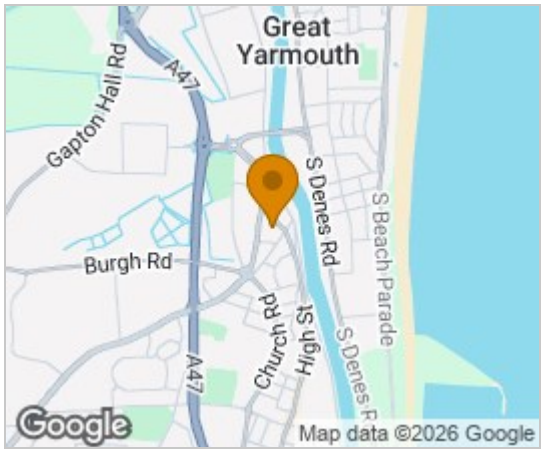
TENANCY
Assured Periodic Tenancy

TERMS
NO SMOKING

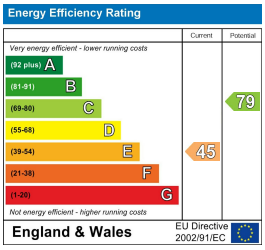
ADDITIONAL INFO
All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in 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.

COUNCIL TAX BAND
Council Tax Band- A

Area Map



Energy Efficiency Graph



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 traveling some distance please check with Aldreds on the issue of availability prior to traveling. 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: 372141.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 849111 Email: lettings@aldreds.co.uk https://www.aldreds.co.uk/

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA