

Aldreds
Lettings

7 Teasdel Buildings, Bells Marsh Road, Gorleston, NR31 6PW

£850 PCM





7 Teasdel Buildings

Bells Marsh Road, Gorleston, NR31 6PW

- Two Bedroom House
- Gas Central Heating
- Gaden
- 23ft Living Room
- Double Glazing
- Parking

Aldreds Lettings are delighted to offer this very well presented and very spacious two bedroom house situated in this tucked away location yet within easy reach of local shops. The accommodation comprises of an entrance hall, impressive 23 ft long living room, superb modern kitchen with appliances, one big double bedroom, one single bedroom, bathroom with shower over the bath, private garden, parking, double glazing, gas central heating, Band A Council Tax, UNFURNISHED



Entrance Hall

Part glazed front door to entrance hall, coats hanging space, Laminate floor, door to living room.

Living Room 23'3" x 11'9" (7.1 x 3.6)

Very impressive 23ft long living room, double aspect windows, dining area, BT / TV point, Radiator.

Kitchen 15'1" x 5'10" (4.6 x 1.8)

Superb modern kitchen with ample storage and work surface. Appliances include electric hob, oven, cooker hood, fridge/freezer & washing machine. Inset spotlights, door to courtyard.

Bedroom 1 16'0" x 8'10" (4.9 x 2.7)

Big double bedroom, front aspect window, wardrobe recess, radiator.

Bedroom 2 8'10" x 6'10" (2.7 x 2.1)

Good sized single bedroom, rear aspect window, radiator.





Bathroom

Modern white suite comprising bath with shower over, WC and wash basin. Chrome heated towel rail, frosted window, built in cupboard.

Garden

Private enclosed garden, mainly laid to lawn, deck area.

Parking

On street parking.

Additional Information

RENT

Rent is exclusive of electricity, gas (unless otherwise specified), Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

TENANCY

6 Months Assured Shorthold.

TERMS

NO SMOKING / PETS CONSIDERED

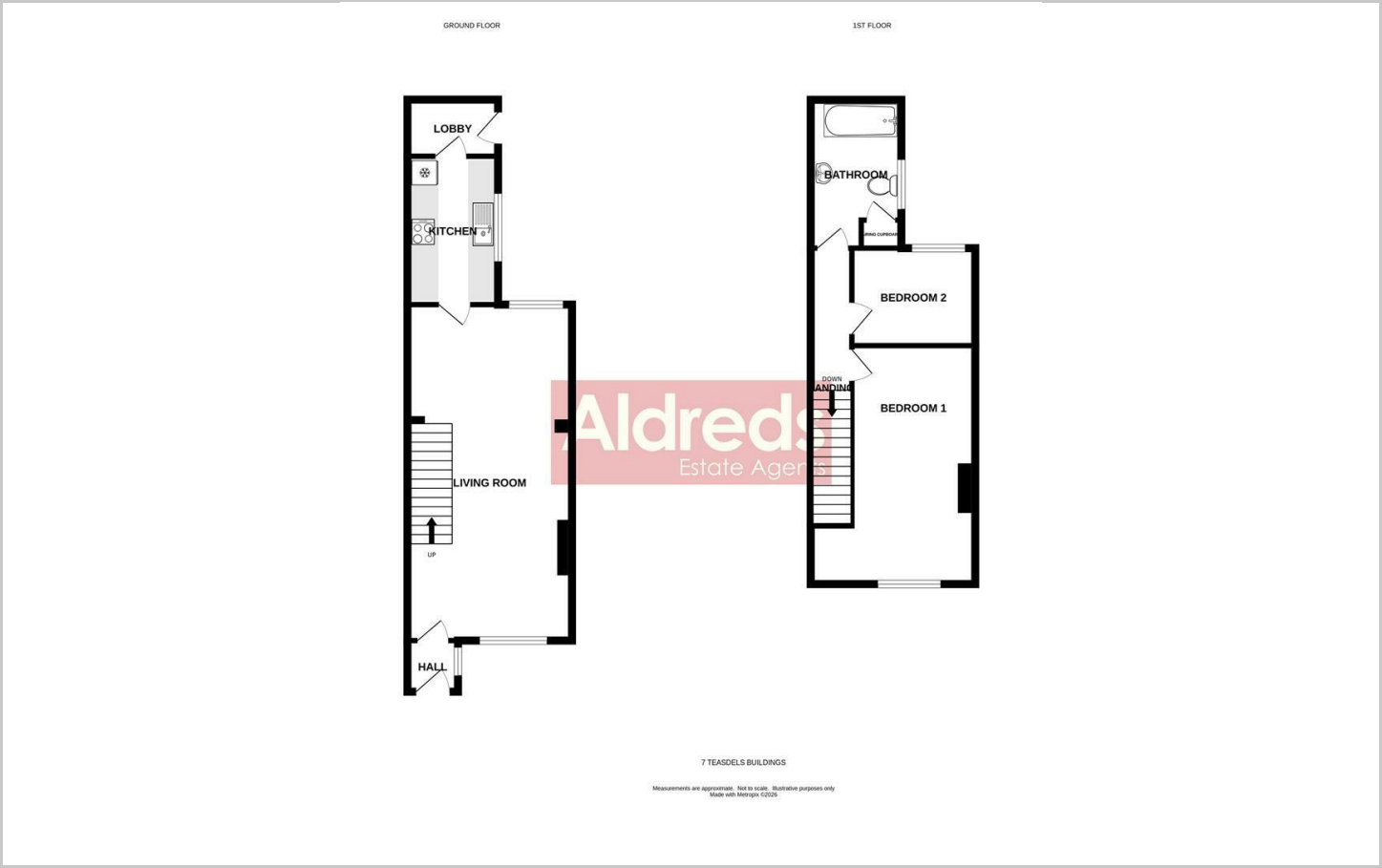
Directions



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.

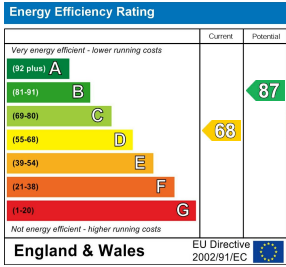
Floor Plans



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.

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