



9 Burgess Close

Caister-on-Sea, Great Yarmouth, NR30 5XD

£900 PCM



Aldreds Lettings are delighted to offer this well presented, two double bedroom house situated in a cul de sac location in this popular development close to local shops and within easy reach of the Town Centre. The accommodation comprises of an entrance hall, spacious living room, kitchen, two double bedrooms, bathroom with shower over the bath, private enclosed garden, allocated parking, EPC Rating C, Council Tax Band A, UNFURNISHED



Entrance Hall

Part glazed front door to entrance hall. Laminate floor, built in cupboard. Radiator.

Living Room 17'4" x 12'5" (5.3 x 3.8)

Large living room with glazed patio doors to garden. Built in storage, TV / BT points, radiator.

Kitchen 9'6" x 6'10" (2.9 x 2.1)

Modern kitchen with ample storage and work surface. Space and plumbing for appliances. Tiled floor.

Bedroom 1 12'5" x 9'6" (3.8 x 2.9)

Double bedroom, rear aspect window overlooking the garden. Radiator.

Bedroom 2 12'5" x 6'10" (3.8 x 2.1)

Second double bedroom, front aspect window, laminate flooring, inset spotlights, radiator.

Bathroom

White suite comprising bath with electric shower over, WC and wash basin. Heated towel rail.

Garden

Fully enclosed garden, decking area, timber shed.

Parking

Allocated off street parking space.

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 / PETS CONSIDERED

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.

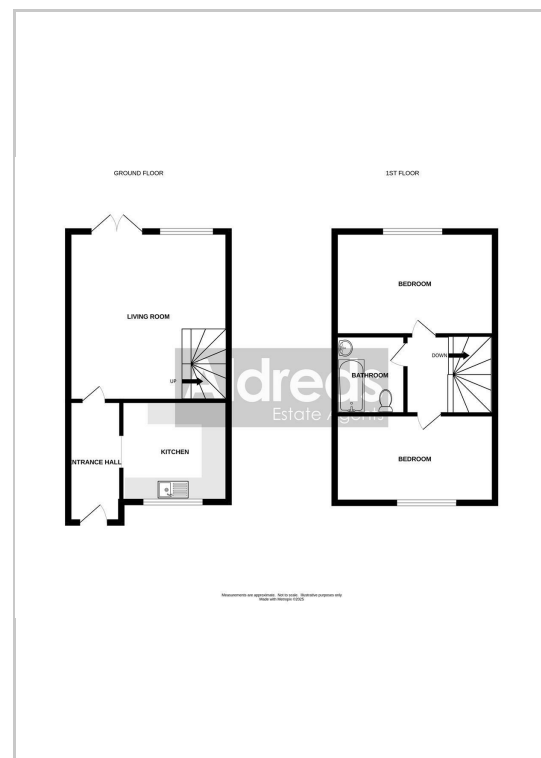
Council Tax Band

Council Tax Band- A

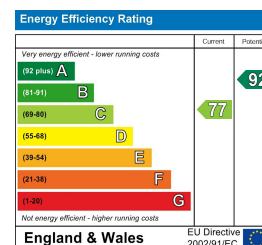
Area Map



Floor Plans



Energy Efficiency Graph



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