

**Aldreds**  
Lettings



9 Mirriam Terrace North Market Road, Winterton-On-Sea, NR29

£1,250 PCM





£1,250 PCM

# 9 Mirriam Terrace North Market Road , Winterton-On-Sea, NR29 4BL

- Four Bedrooms
- Two Bathrooms
- Stunning Kitchen Dining Room
- Oil Central Heating
- Garden
- Parking

Aldreds Lettings are delighted to offer this simply stunning four bedroom Victorian villa of great charm and character just a short walk to the dunes, the beach and the village centre. The accommodation comprises of an entrance porch, large living room, amazing 23ft long kitchen dining room, separate utility room, two double bedrooms, two generous single bedrooms, bathroom with shower over the bath, separate luxury shower room, oil fired central heating, double glazing, private enclosed garden, on street parking, Council Tax Band A, PART FURNISHED



## Entrance Porch

Part glazed front door to entrance porch, tiled floor, door to living room.

## Living Room 12'5" x 12'1" (3.8 x 3.7)

Large living room with front aspect window, feature fireplace with wood burner, solid wooden floor, TV point, radiator.

## Kitchen Dining Room 23'3" x 12'1" (7.1 x 3.7)

Simply stunning kitchen dining room with central island, dining area, part glazed skylight and solid wooden floors. The appliances include electric hob, oven, dishwasher, washing machine, tumble drier and American style fridge/freezer. Inset spot lighting, dining area, built in storage cupboard.

## Utility Room 9'2" x 6'6" (2.8 x 2.0)

Separate utility room, additional sink and work surface, tiled floor, door to garden.

## Bedroom 1 12'1" x 12'1" (3.7 x 3.7)

Double bedroom, front aspect window, built in wardrobe, radiator.





### Bedroom 2 12'9" x 12'1" (3.9 x 3.7)

Second double bedroom, rear aspect window overlooking the garden, built in wardrobe, radiator.

### Bedroom 3 11'5" x 6'10" (3.5 x 2.1)

Good sized single bedroom, built in storage, side aspect window, radiator.

### Bedroom 4 12'1" . 6'10" (3.7 . 2.1)

Great sized forth bedroom, side aspect window, radiator.

### Bathroom

Suite in white comprising bath with electric shower over, WC and wash basin. Frosted window, radiator.

### Shower Room

Luxury shower room comprising double sized shower cubicle, WC and wash basin. Heated towel rail, tiled floor, inset spotlights, frosted window.

### Garden

Private enclosed rear garden.

### Parking

Unrestricted on street parking.

### Additional Information

Directions



#### RENT

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

#### TENANCY

6 Months Assured Shorthold.

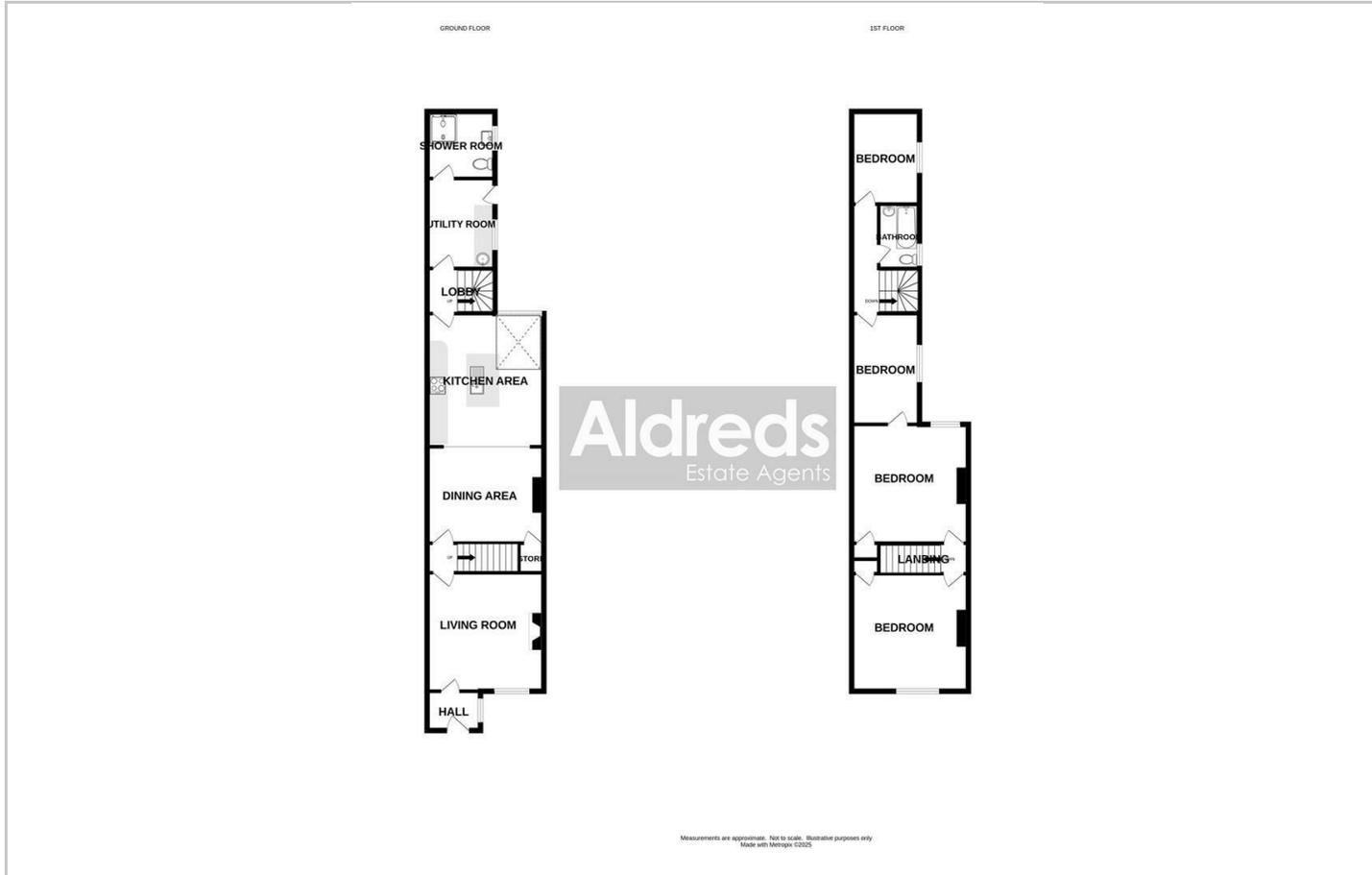
#### TERMS

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.

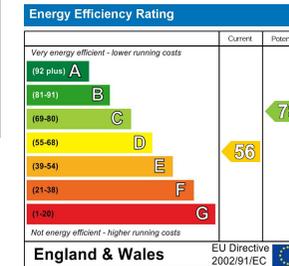
## Floor Plans



## 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.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ  
Tel: 01493 849111 Email: [lettings@aldreds.co.uk](mailto:lettings@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA