

Aldreds
Lettings

40 Albion Road, Great Yarmouth, NR30 2JD

£990 PCM





40 Albion Road

, Great Yarmouth, NR30 2JD

- Lovely End Terrace Property
- Spacious Living Room
- Courtyard Garden To Rear
- Convenient For Local Services & Amenities
- Three Bedrooms Off Landing
- Kitchen/Dining Room
- Close To Seafront
- Available September

A very well presented and spacious three bedroom end terrace property, situated close to Great Yarmouth Seafront and a wide range of local services and amenities. The accommodation comprises Entrance Hall, spacious Living Room, open plan Kitchen/Dining Room, three first floor Bedrooms and nicely fitted Shower Room. Outside, there is a private, enclosed courtyard garden, perfect for entertaining.

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Entrance Hall

With stairs rising to the first floor landing, double glazed window to the front aspect, radiator, and door to the living room.

Living Room 12'2" (max) x 16'0" (3.73 (max) x 4.90)

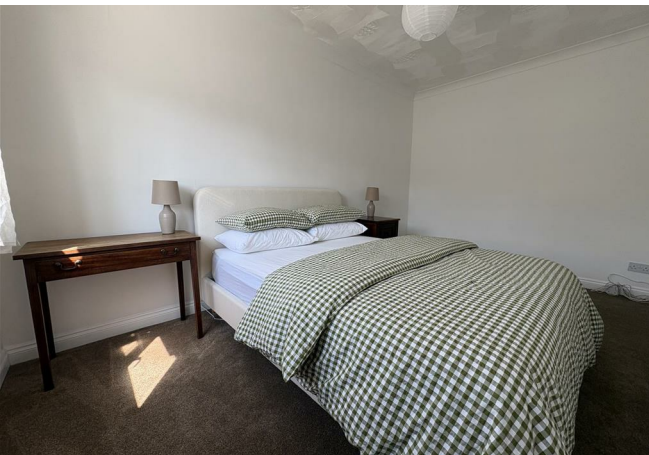
With a double glazed window to the front aspect, radiator, under stairs storage cupboard and door to the kitchen.

Kitchen/Dining Room 11'3" x 15'6" (3.45 x 4.73)

A spacious Kitchen/Dining room with a good range of wall and base level storage units with inset stainless steel sink unit, two double glazed windows to the rear, double glazed door to the rear garden, inset four ring gas hob with electric oven under and extractor fan over, space for table and chairs and tiled splashbacks.

Landing

With a double glazed window to the side, radiator and doors off to all first floor rooms.





Bedroom One 8'8" x 14'4" (2.65 x 4.38)

With a double glazed window to the front aspect and radiator.

Bedroom Two 9'1" (max) x 13'0" (2.78 (max) x 3.98)

With a double glazed window to the rear and radiator.

Bedroom Three 8'5" x 7'0" (2.58 x 2.15)

Having a double glazed window to the rear and radiator.

Shower Room 9'1" (max) x 6'5" (max) (2.78 (max) x 1.98 (max))

With a three piece white suite comprising low level WC, pedestal wash hand basin and shower cubicle with folding screen, double glazed window to the front, tiled splashbacks, airing cupboard, wall mounted mirror and wood effect flooring.

Outside

The property benefits from an enclosed courtyard garden, perfect for entertaining, with gate giving access to the front.

Directions



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.

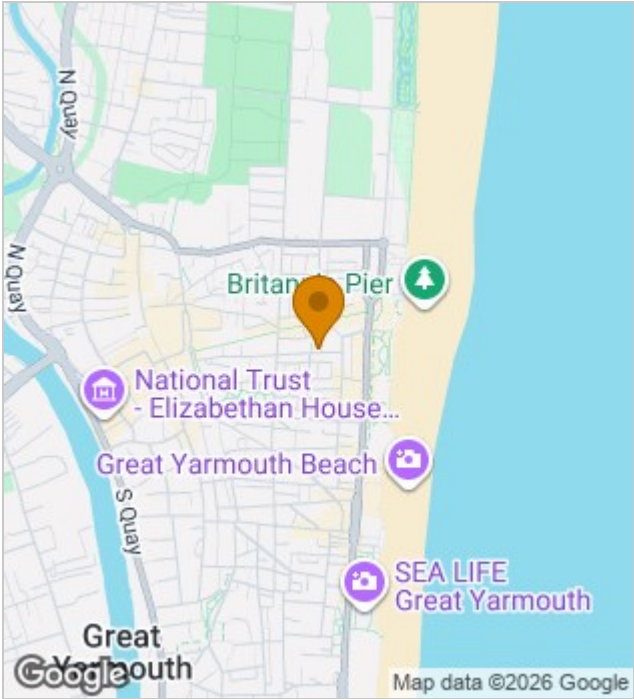
Council Tax Band

Council Tax Band- A

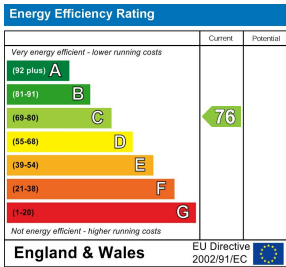
Floor Plans



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
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