

80 Northgate Street, Great Yarmouth, NR30 1BN

£1,050 PCM

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, Great Yarmouth, NR30 1BN

- Substantial Bay Fronted Terrace Property
- Close To Local Amenities & Bus Routes
- Three Bedrooms (All Off Landing)
- Enclosed Rear Garden
- Sought After Location
- Two Reception Rooms
- Nicely Fitted Kitchen and Bathroom
- Double Glazing & Gas Central Heating



A very well presented and much improved three bedroom terrace property, situated in this sought after residential location, with excellent access to local amenities, bus routes and access into Great Yarmouth Town Centre, The accommodation briefly comprises entrance hall, bay fronted living room, separate dining room, very nicely fitted kitchen, first floor landing, three spacious bedrooms (all off landing) and a very nice family bathroom with white suite. In addition, the property benefits from an enclosed lawned garden with decking area, double glazing and gas central heating.





Entrance Hall

With stairs to the first floor landing with useful under stairs storage cupboard and doors to all ground floor rooms.

Living Room 10'7" x 13'3" (plus bay) (3.25 x 4.06 (plus bay))

With a double glazed bay window to the front aspect, radiator, coving and ceiling rose.

Dining Room 9'5" x 10'10" (2.88 x 3.32)

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

Kitchen 10'7" x 7'6" (3.25 x 2.30)

A very nicely fitted kitchen with a good range of wall and base level storage units, with work surfaces over, integrated for ring electric hob with stainless steel oven under and extractor fan over, Inset one and a half bowl drainer sink unit, double glazed window and door to the side aspect, plumbing for washing machine, space for fridge/freezer, cupboard housing the gas central heating boiler and radiator.



Landing
A spacious first floor landing with doors to all first floor rooms and access to roof space.

Bedroom One 12'3" (plus bay) x 9'6" (3.74 (plus bay) x 2.92)
With a double glazed window to the front aspect, radiator, built in cupboard and feature fireplace.

Bedroom Two 9'7" x 9'8" (to cupboard front) (2.94 x 2.95 (to cupboard front))
With a double glazed window to the rear aspect, radiator and built in cupboard.

Bedroom Three 10'9" x 7'6" (3.28 x 2.30)
Having a double glazed window to the side aspect and radiator.

Bathroom
A very nicely fitted family bathroom with a three piece white suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over, heated towel rail, double glazed window to the front aspect, vinyl flooring and wall mounted cabinet.

Directions



Outside
The property benefits from an enclosed rear garden, being laid to lawn with a pleasant decking area, ideal for entertaining. In addition, there are two brick storage sheds and a gate giving access to the front of the property.

Council Tax Band
Council Tax Band- TBC

Additional Information
RENT
Rent is exclusive of Council Tax. Water & sewerage rates included in the rent. The rent is payable monthly in advance.

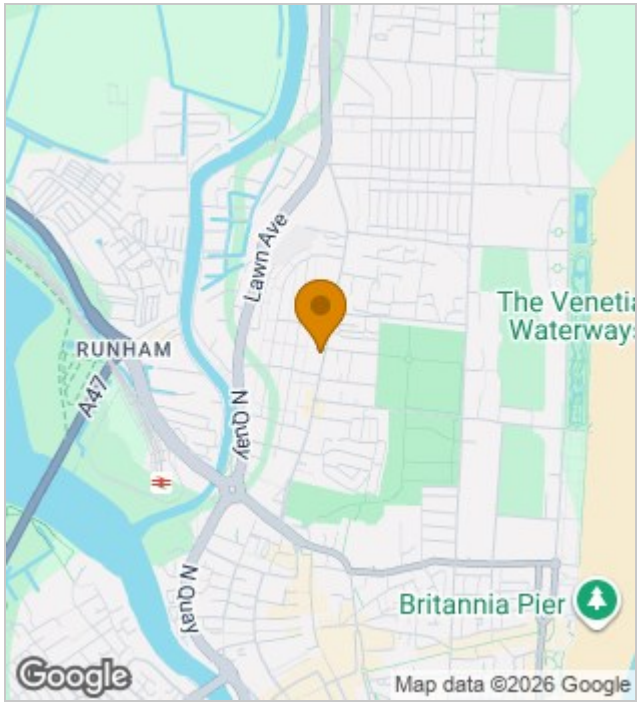
TENANCY
Assured Periodic Tenancy

TERMS
NO SMOKING

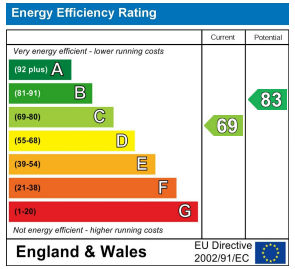
ADDITIONAL INFO
All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in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

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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