



## 28 Barleycroft

Hemsby, Great Yarmouth, NR29 4NS

£950 PCM



Aldreds Lettings are delighted to offer this very well presented three bedroom modern house situated in this no through road close to local shops, schools and the village centre, The accommodation comprises of an entrance hall, large living room, superb kitchen dining room, two double bedrooms, single bedroom, bathroom with shower over the bath, garage, parking, garden, double glazing, oil fired central heating, Council Tax Band B, UNFURNISHED



### Entrance Hall

Part glazed front door to entrance hall. Tiled floor, coats hinging space, door to living room.

### Living Room 14'9" x 14'1" (4.5 x 4.3)

Large living room, big front aspect window, feature fireplace, TV point, radiator, stairs to first floor.

### Kitchen Breakfast Room 14'9" x 9'10" (4.5 x 3)

Superb modern kitchen with ample storage and work surface. Space and plumbing for appliances. Dining area, patio doors to garden, tiled floor, radiator.

### Bedroom 1 12'5" x 7'10" (3.8 x 2.4)

Master bedroom, front aspect window, fitted wardrobes, TV point, radiator.

### Bedroom 2 11'1" x 7'10" (3.4 x 2.4)

Second double bedroom, rear aspect window, radiator.

### Bedroom 3 7'10" x 6'6" (2.4 x 2)

Good sized single bedroom, front aspect window, radiator. This room would also make an ideal home office.

### Bathroom

Modern white suite comprising bath with shower over, WC and wash basin. Frosted window, storage cupboard, radiator.

### Garden

Private enclosed rear garden, mainly laid to lawn.

### Garage & Parking

Brick built single garage with up and over door. Private driveway parking.

### 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.

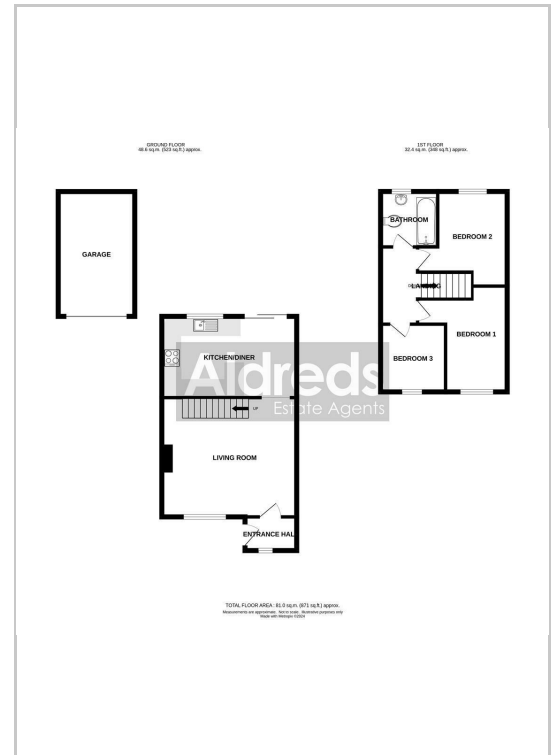
#### Council Tax Band

Council Tax Band B

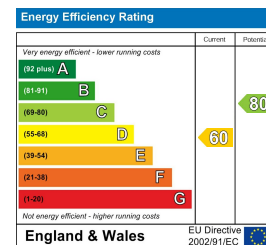
## Area Map



## Floor Plans



## Energy Efficiency Graph



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