



## Vine Cottages, Row 92 South Quay , Great Yarmouth, NR30 2QS

**£895 PCM**



Aldreds Lettings are delighted to offer this simply stunning and absolutely unique two double bedroom, two bathroom house of great charm & character situated in this tucked away private location in the historic South Quay within easy reach of the Town centre. The property is finished to the very highest standards and the accommodation comprises of a secure entrance hall, superb kitchen / dining room with all appliances, impressive main living room, master bedroom with dressing room and en-suite shower room second double bedroom, luxury bathroom, gas central heating, private parking, courtyard garden, Council Tax Band B, UNFURNISHED \*\*PLEASE NOTE THIS IS A 6 MONTH TENANCY ONLY\*\*



## Entrance Hall

Part glazed front door to entrance hall, coats hanging space, radiator, archway to kitchen.

## Kitchen Breakfast Room 21'1" x 9'6" (6.45 x 2.9)

Very impressive modern kitchen with ample storage and work surface. Appliances include electric hob, oven, cooker hood, fridge/freezer and washing machine. Dining area, inset spotlights.

## Living Room 15'1" x 14'1" (4.6 x 4.3)

Large living room with two big front aspect windows which allow much natural light in providing the room with a bright and welcoming feel. Solid wooden flooring. Built in storage, TV point, radiator. Door to private courtyard.

## Bedroom 1 14'1" x 9'6" (4.30 x 2.9)

Master bedroom, front aspect window, TV point, radiator. Archway to superb dressing room with inset spotighting and Velux window.

## Bedroom 1 en-suite

Superb modern suite in white comprising double sized cubicle with 'rainfall' thermostatic shower over. WC and wash basin. Chrome heated towel rail, inset lighting, extensively tiled walls.

## Bedroom 2 13'1" x 11'5" (4 x 3.5)

Second double bedroom, front aspect window, TV point, radiator.

## Bathroom

A truly luxury bathroom consisting of a large free standing bath, WC and wash basin. Underfloor heating, chrome heated towel rail, inset lighting, tiled walls.

## Outside

Private enclosed courtyard area.

## Parking

One off street allocated parking space.

## Additional Information

### 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

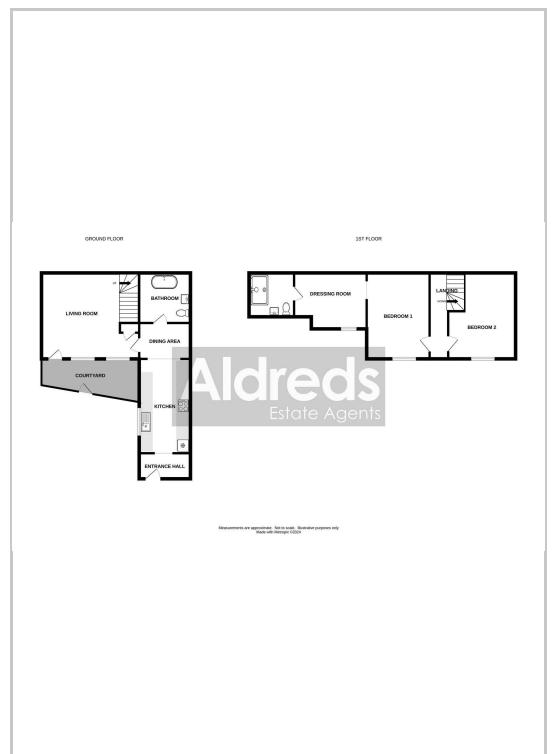
## ADDITIONAL INFO

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.

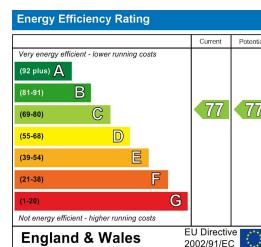
## Area Map



## Floor Plans



## Energy Efficiency Graph



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