



## 9 Alpha Road

Gorleston, Great Yarmouth, NR31 0LQ

£795 PCM



Aldreds Lettings are delighted to offer this three bedroom house situated close to local shops. The accommodation comprises of a living room, separate dining room, kitchen, two double and one single bedroom, bathroom with shower over the bath, courtyard, on street parking, Council Tax Band A, UNFURNISHED



**LOUNGE:** 10'11" x 9'10" (11'1" x 9'10") (3.35 x 3.00 (3.38 x 3.01))

Fitted carpet, radiator, uPVC double glazed window to front aspect, door to stairs leading to first floor and archway giving access to:

**DINING ROOM:** 10'2" x 9'4" (10'2" x 9'5") (3.10 x 2.87 (3.12 x 2.89))

Fitted carpet, radiator, uPVC double glazed window to rear aspect, under stairs storage cupboard with shelving.

**KITCHEN:** 10'11" x 4'11" (10'11" x 5'0") (3.33 x 1.52 (3.34 x 1.54))

Vinyl flooring, a range of modern wall and base level storage units, worktops, stainless steel sink and drainer with mixer tap over, part tiled walls, plumbing for washing machine, wall mounted gas combi boiler, uPVC double glazed window, door to rear yard, further door into;

**BATHROOM:** 6'9" x 3'8" (6'10" x 3'10") (2.08 x 1.14 (2.09 x 1.17))

Vinyl floor, part tiled walls, radiator, obscure uPVC double glazed window, white bathroom suite comprising low level WC, corner basin and panelled bath with mixer shower over and extractor fan.

#### FIRST FLOOR LANDING:

Fitted carpet, doors to bedroom 1 and 2.

**BEDROOM 1:** 10'11" x 9'10" (11'0" x 9'11") (3.35 x 3.02 (3.36 x 3.03))

Fitted carpet, radiator, uPVC double window to front aspect, traditional fireplace (not in use), built-in wardrobe with hanging rail.

**BEDROOM 2:** 10'2" x 9'6" (10'3" x 9'6") (3.12 x 2.90 (3.13 x 2.92))

Fitted carpet, radiator, uPVC double glazed window to rear aspect, access to loft space and door to:

**BEDROOM 3:** 10'11" x 4'11" (3.33 x 1.50)

Fitted carpet, radiator and uPVC double glazed window.

#### OUTSIDE FRONT:

Shingled front forecourt with paved path leading to the front door.

#### OUTSIDE REAR:

Paved enclosed rear yard and gate giving access to a communal walkway.

#### ADDITIONAL INFO:

All applications for tenancy to be on a form which can be obtained from this office. A minimum of two references will be required. 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.

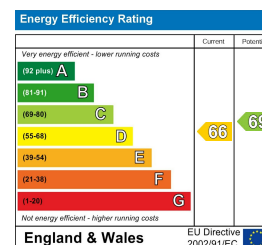
## Area Map



## Floor Plans



## Energy Efficiency Graph



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