



11 West Street, Great Yarmouth, NR30 3HU

£675 PCM





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- One Bedroom House
- Double Glazing
- Gas Central Heating
- Recently Modernised

Aldreds lettings are pleased to offer this modernised and well presented, mid terraced house situated close to local shops. The property offers a spacious layout of accommodation comprising of an open plan living/dining room leading in to a kitchen, first floor landing, double bedroom and bathroom. The property also benefits from double glazed windows and gas central heating. Council Tax Band A, UNFURNISHED



## Living/Dining Room 19'2" x 10'6" (5.84 x 3.20)

Stairs to first floor, part double glazed pvc entrance door, double glazed window to front aspect, wood effect flooring, radiator, tv point, open access to:

## Kitchen 9'7" x 3'9" (2.92 x 1.14)

Galley style kitchen with wood grain finish wall and matching base units with roll top work surface over, part tiled walls, single drainer one and a half bowl sink unit, built in electric oven and four ring gas hob, double glazed window to rear aspect.

## First Floor Landing

Doors leading off to:

## Bedroom 10'9" x 9'9" (3.28 x 2.97)

Double glazed window to front aspect, radiator, fitted carpet.



## Directions

From the Yarmouth office head south along Hall Quay, follow the river past the town hall, continue a further half mile, turn left at the Pertwee and Back Rapid Fit Centre into Queens Road, continue for approximately 75 yards and West Street is a narrow no through road on the left hand side just past the Yarmouth Coach Works garage, where the property can be found towards the bottom on the left hand side.

## Bathroom 8'11" x 7'11" (2.72 x 2.41)

Plus cupboard over the stairs housing the gas boiler, white suite comprising panel bath with shower mixer tap and marble effect aqua panelled walls surrounding, low level wc, pedestal wash basin, vinyl flooring, frosted double glazed window to rear aspect, radiator, fitted work surface with space and plumbing below for a washing machine.

## Additional Information

### RENT

Rent is exclusive of electricity, gas (unless otherwise specified), 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.

## Floor Plans



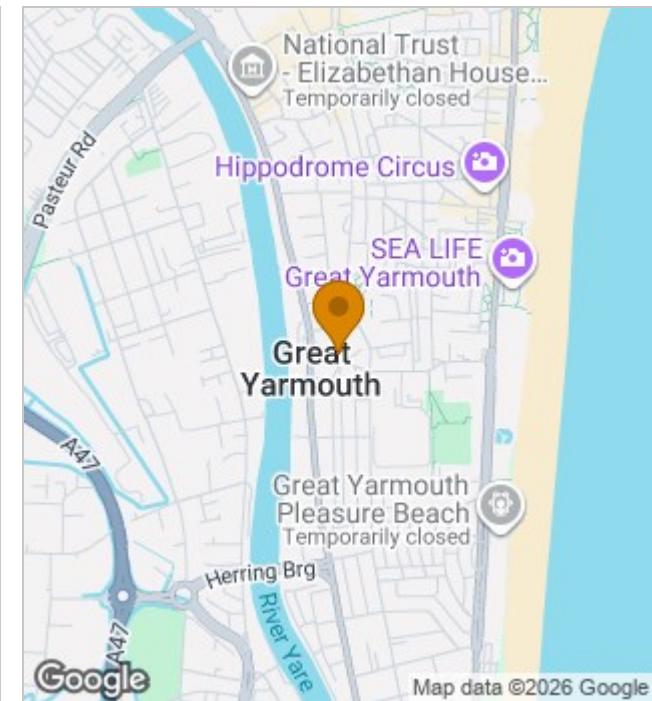
## Viewing

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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## Location Map



## Energy Performance Graph

