



21 Long Lane

Bradwell, Great Yarmouth, NR31 8PW

£895 PCM



Aldreds Lettings are delighted to offer this superbly presented, newly decorated two double bedroom bungalow situated in this sought after residential location close to local shops and within easy reach of the town centre and James Paget hospital. The accommodation comprises of an entrance hall, large living room, modern kitchen, two double bedrooms, bathroom with shower over the bath, gas central heating, double glazing, private garden, driveway parking, Council Tax Band B, UNFURNISHED



Entrance Hall

Part glazed front door to entrance hall. Tiled floor.

Living Room 12'5" 11'5" (3.8 x 3.5)

Large living room with big side aspect window, feature fireplace, built in storage, BT point, radiator.

Kitchen 8'6" x 6'2" (2.6 x 1.9)

Superb modern kitchen with ample storage and work surface. Appliances include electric cooker and fridge. Space and plumbing for additional appliance. Tiled floor, rear aspect window.

Bedroom 1 12'5" x 12'5" (3.8 x 3.8)

Double bedroom with big bay window, radiator.

Bedroom 2 10'9" x 9'2" (3.3 x 2.8)

Second double bedroom, side aspect window, radiator.

Bathroom

Modern white suite comprising bath with electric shower over, WC and wash basin. Extensively tiled walls and floor, frosted window, radiator.

Garden

Fully enclosed rear garden, timber shed, front garden area.

Parking

Private driveway parking.

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 / PETS CONSIDERED

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.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

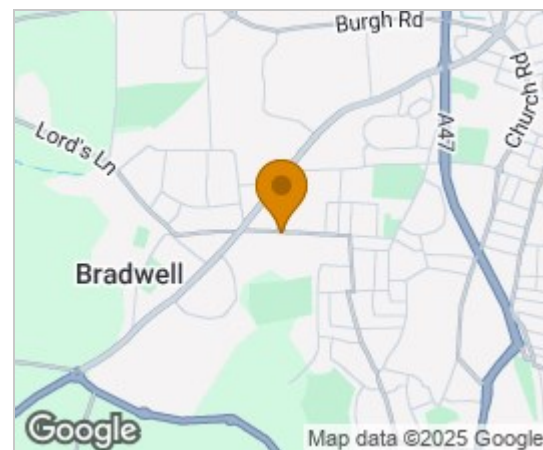
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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

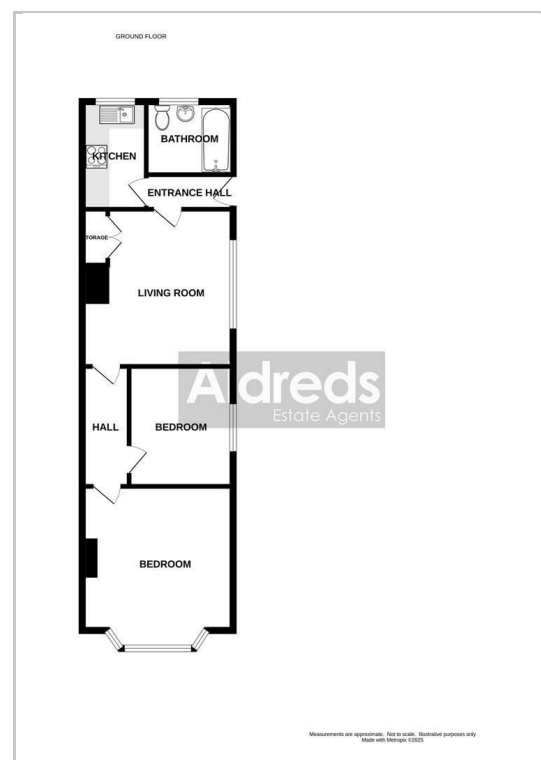
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Area Map



Floor Plans



Energy Efficiency Graph

