



## 3 Moat Road

, Great Yarmouth, NR30 4JA

£950 PCM



Aldreds are pleased to offer this modernised and superbly presented mid terraced house in a sought after location close to local amenities and the main town centre. Accommodation comprising of an entrance hall, lounge, modern kitchen/dining room, utility, ground floor shower room, first floor landing serving three good size bedrooms. Outside there is a small courtyard and off road car parking. The property also benefits from double glazed windows, gas central heating and tasteful decoration throughout. An early viewing is recommended



### Entrance Hall

Double glazed pvc entrance door with matching side screen, open tread staircase to first floor with under stairs recess, limed wood finish laminate flooring, radiator, doors leading off to:

### Lounge 14'3" x 9'8" (4.35 x 2.97)

Limed wood finish laminate flooring, wall mount tv point, double aspect double glazed windows with fitted blinds, radiator.

### Kitchen/Dining Room 13'0" x 8'0" (3.98 x 2.46)

Fitted with a range of quality white gloss finish wall and matching base units with solid wood work surfaces over, inset stainless steel sink unit, built in electric oven with four ring gas hob and stainless steel extractor hood over, part tiled walls, tiled flooring, wall mounted gas fired combination boiler, radiator, built in pantry cupboard, double aspect double glazed windows to front and rear, recessed spot lights, built in pantry cupboard, door to:

### Utility 5'9" maximum x 4'3" (1.76 maximum x 1.32)

Space and plumbing for a washing machine and recess for fridge/freezer, tiled flooring, door to:

### Shower Room

Fully tiled to floors and walls with a walk in shower cubicle with mains fed shower fitting, low level wc, vanity unit with inset wash basin, chrome towel rail/radiator, frosted double glazed window to rear aspect.

### First Floor Landing

Limed wood finish laminate flooring, double glazed window to side aspect, doors leading off to:

### Bedroom 1 14'4" x 9'11" (4.39 x 3.03)

Double aspect double glazed windows to front and side aspects with fitted blinds, radiator, wall mount tv point, limed wood finish laminate flooring.

### Bedroom 2 13'11" x 8'7" maximum (4.25 x 2.64 maximum)

Double aspect double glazed windows to front and rear aspects, Velux sky light, limed wood finish laminate flooring, wall mount tv point, radiator.

### Bedroom 3 12'8" x 6'4" (3.88 x 1.95)

Frosted double glazed window to rear aspect, Velux sky light, radiator, limed wood finish laminate flooring.

### Outside

To the front of the property is a hardstanding for off street car parking, a gated access leads to a shared courtyard garden area.

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'B'

### Additional Info

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.

### 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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## Area Map



## Floor Plans



## Energy Efficiency Graph

