

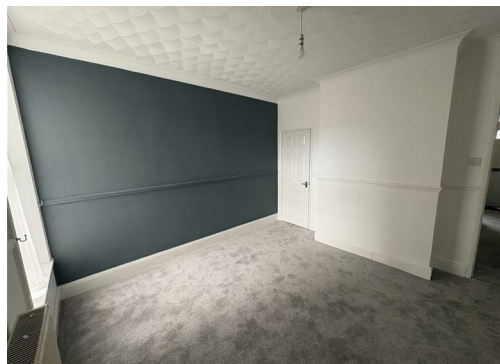


69 Alderson Road , Great Yarmouth, NR30 1QQ

£950 PCM



A very well presented and deceptively spacious terrace property, situated in this sought after residential location, close to a wide range of local services and amenities as well as local schools and bus routes. The property offers a hall entrance, two reception rooms, a large kitchen with ground floor Cloakroom/WC. The first floor offers two double bedrooms, with a further single bedroom off bedroom two and a first floor bathroom. Outside there is an enclosed courtyard garden, perfect for entertaining.



Entrance Hall

With stairs to the first floor landing and doors to the living room and dining room

Living Room 11'3" (max) (plus bay) x 9'4" (max) (3.44 (max) (plus bay) x 2.86 (max))

With a double glazed bay window to the front aspect, feature fireplace and radiator.

Dining Room 11'8" (max) x 12'8" (3.58 (max) x 3.87)

With a double glazed window to the rear aspect, understairs storage cupboard, radiator and door to the kitchen.

Kitchen 17'8" x 7'8" (max) (5.39 x 2.36 (max))

Fitted with a good range of wall and base level storage units with worksurfaces over, double glazed window and door to the side aspect, stainless steel sink unit with mixer tap, space for cooker, space for fridge/freezer, built in cupboard, tiled splashbacks, and door to the cloakroom/WC

Cloakroom/WC

With a low level WC, pedestal wash hand basin and double glazed window to the rear aspect.

Landing

With doors off to bedrooms one and two

Bedroom One 11'4" (max) x 12'7" (3.46 (max) x 3.86)

With a double glazed window to the front aspect, radiator and built in cupboard

Bedroom Two 11'8" (max) 12'8" (3.58 (max) 3.87)

Having a double glazed window to rear, radiator, built in cupboard and door to Bedroom Three

Bedroom Three 9'9" x 7'8" (2.98 x 2.36)

With a double glazed window to side aspect, radiator and door to the bathroom

Bathroom 7'5" x 7'7" (2.27 x 2.33)

With a three piece suite comprising low level WC, pedestal wash hand basin and paneled bath with shower over and folding shower screen, tiled splashbacks and double glazed window to the rear aspect

Outside

The property benefits from a generous courtyard garden with brick wall borders and wooden gate to rear leading to a communal passageway giving access to the front of the property.

Council Tax Band

Council Tax Band- A

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.

Services

Mains water, electricity, gas, drainage

Disclaimer

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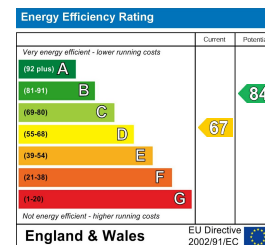
Area Map



Floor Plans



Energy Efficiency Graph



Disclaimer