

Aldreds

Lettings



17 Colomb Road, Gorleston, Great Yarmouth, NR31 8BT

£1,000 PCM





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17 Colomb Road

Gorleston, Great Yarmouth, NR31 8BT

- A Lovely Three Bedroom Terrace Property
- Living Room & Separate Dining Room
- Bathroom With Three Piece White Suite
- Double Glazing & Gas Central Heating
- Sought After Gorleston Location
- Nicely Fitted Kitchen With Utility Area
- Lawned Rear Garden With Shed/Workshop

A very well presented and much improved THREE BEDROOM terrace property, situated in the highly sought after location on Gorleston, with excellent access to local schools, James Paget Hospital, a wide range of local amenities and with excellent road links to both Great Yarmouth and Lowestoft. The property benefits from a living room, separate dining room, nicely fitted kitchen with utility area, ground floor bathroom and three first floor bedrooms. Outside there is a well proportioned garden with outside shed/store.



Entrance Porch

With door to the entrance hall

Entrance Hall

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

Living Room 9'6" x 10'11" (2.90 x 3.34)

With double glazed window to the front aspect, laminate wooden flooring and radiator.

Dining Room 10'1" x 11'11" (3.08 x 3.64)

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

Kitchen 9'9" x 6'10" (2.98 x 2.09)

A very nicely fitted kitchen with a comprehensive range of wall and base level storage units, inset stainless steel sink unit with work surfaces over, double glazed window to the side aspect, tiles splashbacks, wood effect flooring and access to the utility area.





Utility Area 6'6" x 6'10" (2.00 x 2.10)

With further base level storage units with worksurfaces and shelving over, double glazed door giving access to the rear garden, double glazed window to the side aspect and door to the bathroom.

Bathroom 7'1" x 7'2" (2.18 x 2.19)

With a nicely fitted three piece white suite comprising low level WC, wash hand basin with storage cupboard under and P shape bath with shower over and shower screen, tiled splashbacks, tiled floor, heated towel rail and double glazed window to the side aspect.

First Floor Landing

With doors off to all bedrooms and door to over stairs storage cupboard.

Bedroom One 10'11" x 10'11" (to wardrobe front) (3.34 x 3.34 (to wardrobe front))

With two double glazed windows to the front aspect, built in wardrobes and radiator.

Directions



Bedroom Two 7'6" x 11'11" (2.31 x 3.64)

With a double glazed window to the rear aspect, radiator and wood effect flooring.

Bedroom Three 9'4" x 7'0" (2.86 x 2.14)

With a double glazed window to the rear aspect and radiator.

Outside

The property benefits from a bisected lawned garden with two decking areas, perfect for entertaining, with the added benefit of a large shed/store with power connected which could be used for a number of different purposes.

Additional Information

RENT

Rent is exclusive of Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

TENANCY

Assured Periodic Tenancy

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.

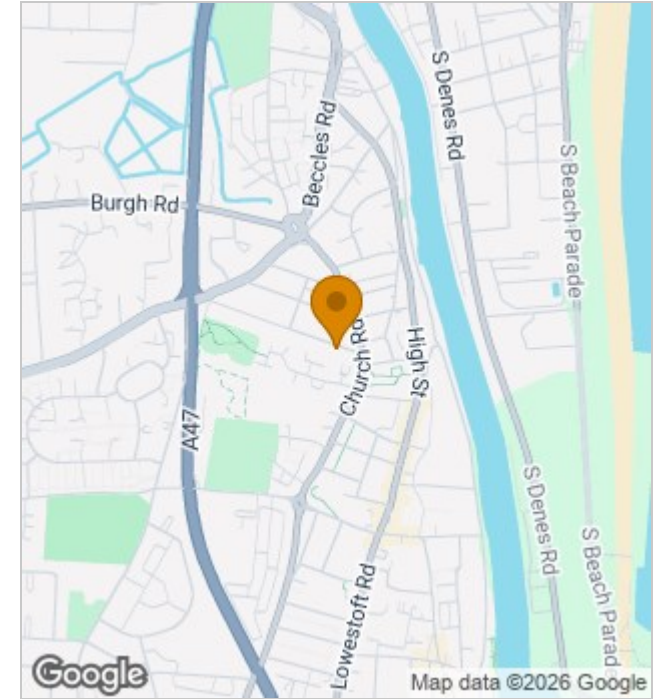
Council Tax Band

Council Tax Band- A

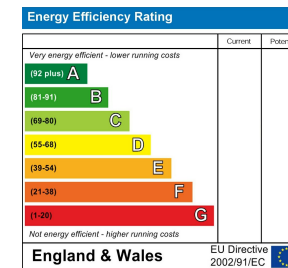
Floor Plans



Location Map



Energy Performance Graph



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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