

Aldreds
Lettings

8 Ellis Drive, Bradwell, Great Yarmouth, NR31 9XP

£925 PCM



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8 Ellis Drive

Bradwell, Great Yarmouth, NR31 9XP

- MODERN FIXTURES & FITTINGS
- TWO BEDROOMS
- ENCLOSED GARDEN
- DESIRABLE LOCATION
- GAS CENTRAL HEATING
- NEUTRAL DECOR
- OFF ROAD PARKING

Modern two bedroom semi-detached house. Offered unfurnished and finished to a HIGH SPECIFICATION with the benefits of GAS CENTRAL HEATING, double glazing, off road parking and an enclosed garden. EPC=B



ENTRANCE HALL

Fitted carpet, radiator, stairs rising to the first floor, door to;

CLOAKROOM

Vinyl flooring, white low level WC, pedestal wash basin, obscure uPVC double glazed window, radiator.

LOUNGE 15'1" x 9'3" (4.60m x 2.82m)

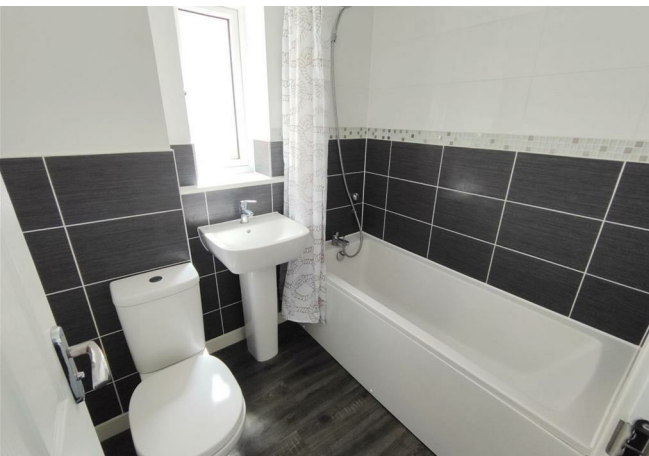
Fitted carpet, radiator, under stairs storage cupboard, uPVC double glazed window to the front aspect, door to;

KITCHEN/DINER 12'7" x 8'2" (12'8" x 8'2") (3.86 x 2.49 (3.87 x 2.50))

Vinyl flooring, French doors giving access to the rear garden, ample space for dining, an extensive range of wall and base level storage units, worktops, stainless steel sink and drainer unit with mixer tap over, built in electric oven and 4 ring gas hob, cooker hood, plumbing for washing machine, cupboard housing high efficiency gas boiler.

LANDING

Fitted carpet, loft access, doors to all rooms.



BATHROOM

Vinyl flooring, white bathroom suite comprising low level WC, pedestal wash basin, panel bath with shower over, obscure uPVC double glazed window.

BEDROOM 1 12'9" x 8'7" (3.89 x 2.62)

Fitted carpet, radiator, two uPVC double glazed windows to the front aspect.

BEDROOM 2 12'9" x 8'2" (12'8" x 8'1") (3.89 x 2.49 (3.88 x 2.48))

Fitted carpet, radiator, uPVC double glazed window to the rear aspect.

OUTSIDE

FRONT: Two brickweave off road parking spaces. REAR: Fully enclosed rear garden. With paved patio and lawn.

RENT, COUNCIL TAX & UTILITIES

Rent is exclusive of electricity, gas (unless otherwise specified), Council Tax = Band B, water rates, sewerage rates. The rent is payable monthly in advance.

ADDITIONAL INFO

Directions

TENANCY

Assured Periodic Tenancy.

TERMS

NO SMOKING

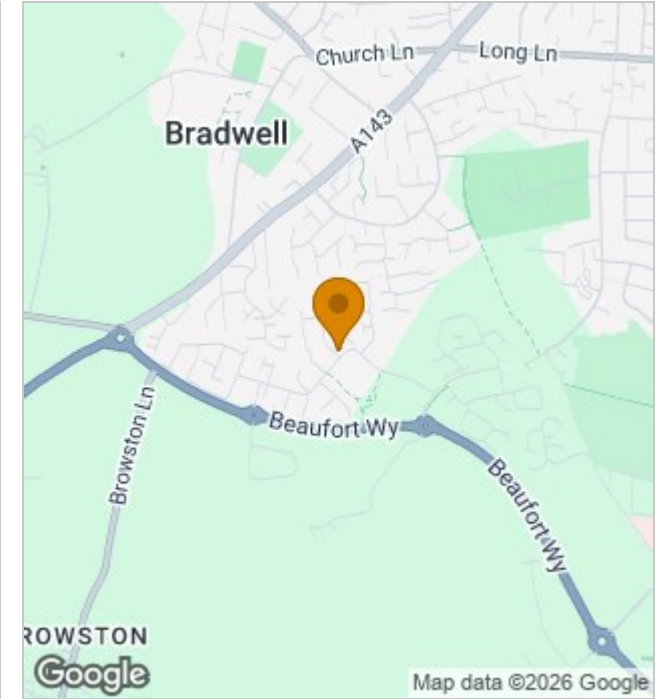
ADDITIONAL INFO

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.

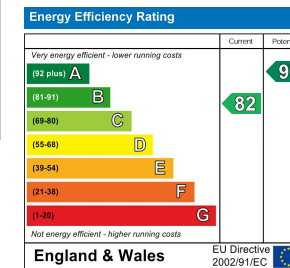
Floor Plans



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

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. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 849111 Email: lettings@aldreds.co.uk <https://www.aldreds.co.uk/>

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