

**Aldreds**  
Lettings



12. Drakes Buildings St. Peters Plain, Great Yarmouth, NR30 2LP

£825 PCM



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# 12. Drakes Buildings St. Peters Plain

, Great Yarmouth, NR30 2LP

- Renovated and Well Presented
- Two Good Sized Bedrooms Off Landing
- Double Glazed Windows
- New Floor Coverings Throughout
- Deceptively Spacious End Terraced House
- New Fitted Kitchen & Modernised Bathroom
- Gas Central Heating
- Available Now!!

Aldreds are pleased to offer this recently renovated, deceptively spacious end terraced house. The property is situated close to the town center and sea front and offers accommodation comprising of an open plan kitchen/living room with a new fitted kitchen, first floor landing serving two good size bedrooms and a modernised bathroom. The property also benefits from re-decoration throughout, new floor coverings, gas central heating, double glazed windows.



## Open Plan Kitchen/Living Room 23'11" x 14'11" (7.29 x 4.56)

Kitchen area with a new white fitted kitchen with wall and matching base units with granite effect work surfaces over, part tiled walls, space and plumbing for a washing machine, recess with electric cooker point, double aspect double glazed windows, new laminate flooring and fitted carpet, two radiators, part double glazed pvc entrance door, stairs to first floor with an open under stairs recess.

## First Floor Landing

New fitted carpet, radiator, double glazed window to side aspect, doors leading off to:

## Bedroom 1 12'11" maximum x 11'11" maximum (3.95 maximum x 3.64 maximum)

Two double glazed windows to front aspect, radiator, new fitted carpet.

## Bedroom 2 10'1" x 7'5" maximum (3.08 x 2.27 maximum)

Plus a built in wardrobe cupboard, new fitted carpet, radiator, double glazed window to front aspect.





Directions

### Bathroom 6'4" x 5'3" (1.95 x 1.62)

White suite comprising panelled bath with a shower mixer attachment, new aqua panelled walls to bath area, pedestal wash basin, low level wc, wood effect laminate flooring, part tiled walls, frosted double glazed window to side aspect.

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

### Location

Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure gives access to the Norfolk Broads. There are Museums \* Race Course \* Heliport \* Beach \* Schools for all ages \* District Hospital approximately 5 miles South. Bus and rail services connect with Norwich.

### Additional Information

RENT



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

#### TENANCY

Assured Periodic Tenancy

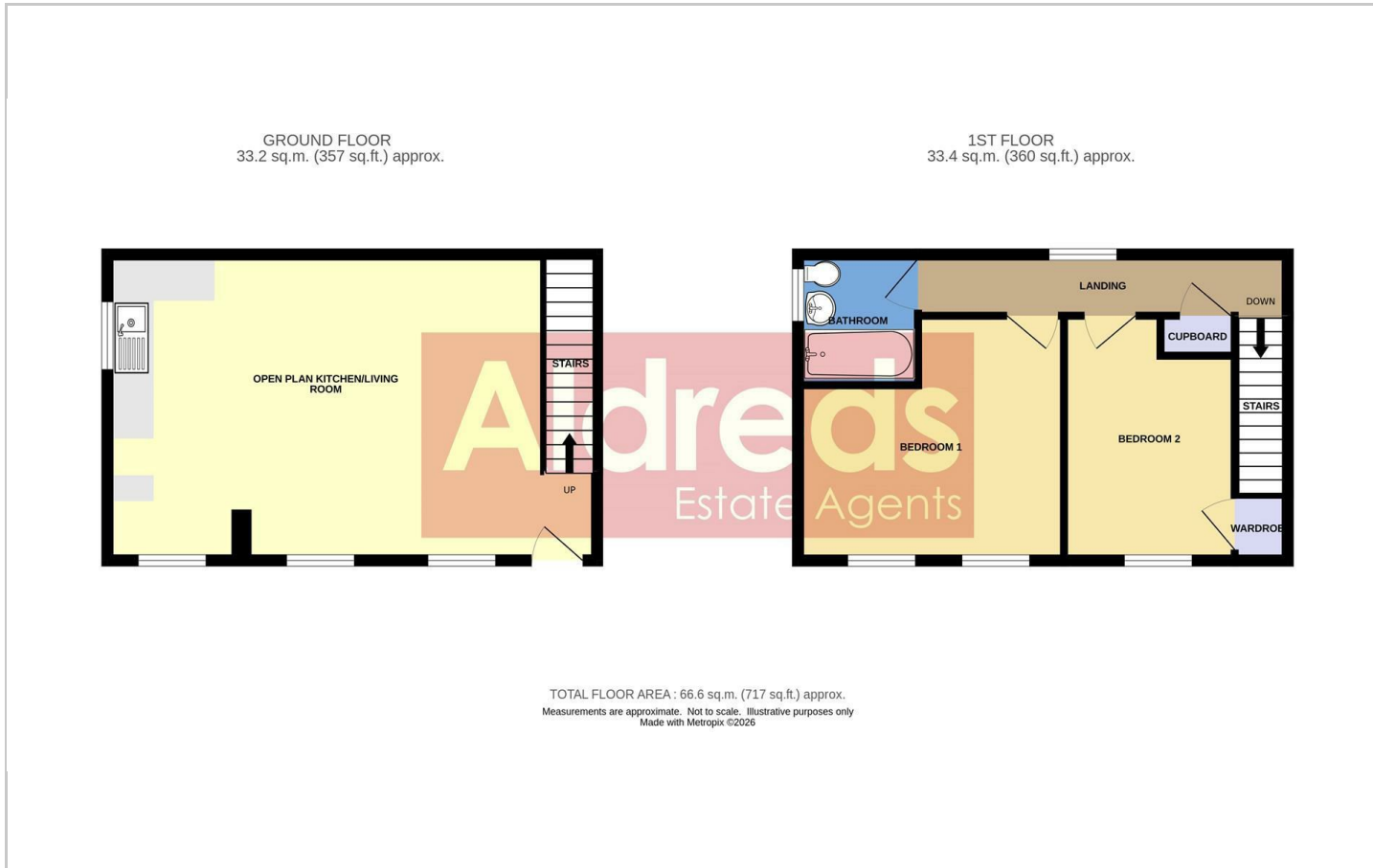
#### TERMS

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

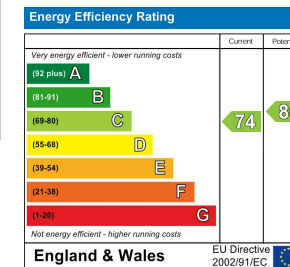
## Floor Plans



## 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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