

Aldreds
Lettings



29 Winifred Road, Great Yarmouth, NR31 0BL

£875 PCM





29 Winifred Road

, Great Yarmouth, NR31 0BL

- Well Presented Terrace Property
- Close To Local Amenities
- Nicely Fitted Kitchen
- Three Bedrooms (Third Off Second)
- Popular Cobholm Location
- Living Room & Separate Dining Room
- Ground Floor WC
- Family Bathroom With White Suite

A very well presented and recently refurbished two/three bedroom terrace situated in the ever popular location on Cobholm, close to a wide range of local facilities and with excellent access into Great Yarmouth Town Centre. The property offers accommodation of Living Room, separate Dining Room, nicely fitted Kitchen, ground floor WC, Landing, Principal Bedroom, Rear Bedroom with access to a further Bedroom and Family Bathroom. Other features include Electric Heating, Rear Courtyard with storage shed and Double Glazing where stated.



Living Room 11'4" x 11'7" (max) (3.47 x 3.54 (max))

With double glazed window to the front, electric heater and door to the rear hall.

Rear Hall

With stairs to the first floor and door to the dining room.

Dining Room 10'9" x 11'5" (max) (3.29 x 3.49 (max))

With a double glazed window to the rear aspect, door to a useful under stairs cupboard, feature fireplace and door to the kitchen.

Kitchen 14'4" x 6'7" (4.37 x 2.01)

A very nicely fitted kitchen with a good range of wall and base level storage units with worksurfaces over, integrated oven and hob with extractor fan over, electric heater, stainless steel sink unit, double glazed window to the side and double glazed door to the rear courtyard, tiles splashbacks and door to the WC





WC

With low level WC and double glazed window to the side aspect.

Landing

With doors off to bedrooms one and two and access to the roof space.

Bedroom One 11'4" x 11'7" (max) (3.47 x 3.54 (max))

With a double glazed window to the front aspect, electric heater and over stairs storage cupboard

Bedroom Two 10'10" x 11'6" (max) (3.32 x 3.53 (max))

With over stairs storage cupboard, electric heater, double glazed window to the rear and door to bedroom three,

Bedroom Three 10'5" x 6'6" (max) (3.18 x 1.99 (max))

With a double glazed window to the side aspect, electric heater and door to the bathroom.

Directions



Bathroom

With a very nicely fitted three piece white suite, comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap/shower attachment over, tiled splashbacks, vinyl flooring, double glazed window to the side, wall mounted heater and extractor fan.

Outside

There is a small courtyard to both front and rear, with a wooden storage shed to the rear and gate to the rear of the property.

Council Tax

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

Assured Periodic Tenancy

TERMS

NO SMOKING

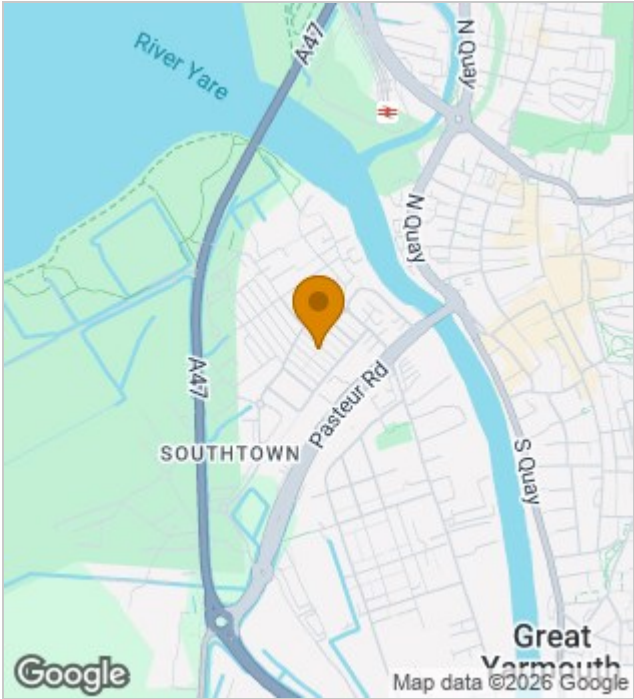
ADDITIONAL INFO

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.

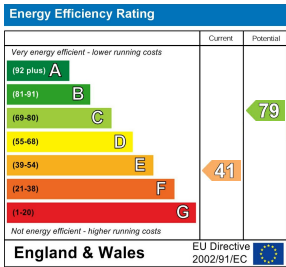
Floor Plans



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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