



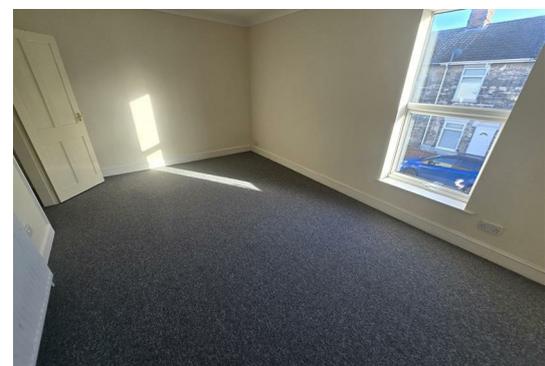
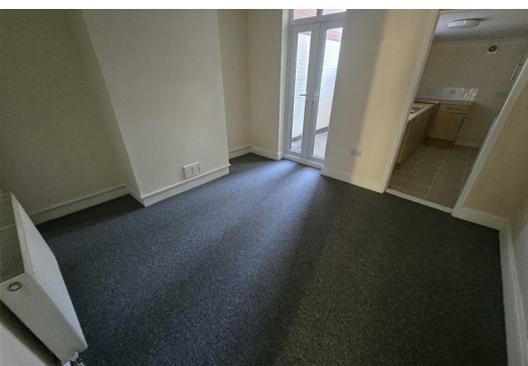
21 Lower Cliff Road

Gorleston, Great Yarmouth, NR31 6AZ

£795 PCM



Very spacious, well presented, 2 bedroom mid terraced house, offered unfurnished and with the benefits of gas fired central heating, uPVC double glazed windows, bisected rear garden and all bedrooms and bathroom off landing. Council Tax A



Lounge 12'1" x 10'9" (3.7 x 3.3)

Door to front, double glazed window to front aspect, radiator

Lobby

Stairs to landing

Dining Room

Under stair cupboard, double glazed French doors to rear garden, radiator

Kitchen 11'6" x 5'8" (3.53 x 1.74)

Base units with worktops, double glazed window to side aspect, plumbing for washing machine, electric cooker point, part tiled

Landing

Both bedrooms and bathroom off landing

Bedroom 1 16'10" x 10'9" (5.14 x 3.3)

Storage cupboard, double glazed window to front aspect, radiator

Bedroom 2 12'0" max 10'9" max (3.68 max 3.3 max)

Double glazed window to rear aspect, radiator

Bathroom 11'6" x 5'8" (3.53 x 1.74)

Panel bath, hand basin, low level WC, opaque double glazed window to side aspect.

Outside

Front forecourt. To the rear a good sized bisected garden which is laid partly to lawn

Council Tax

Band A

Services

Mains water, electricity, gas, drainage

Additional Info

ADDITIONAL INFORMATION

RENT

Rent is exclusive of electricity, gas (unless otherwise specified), 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.

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.

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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

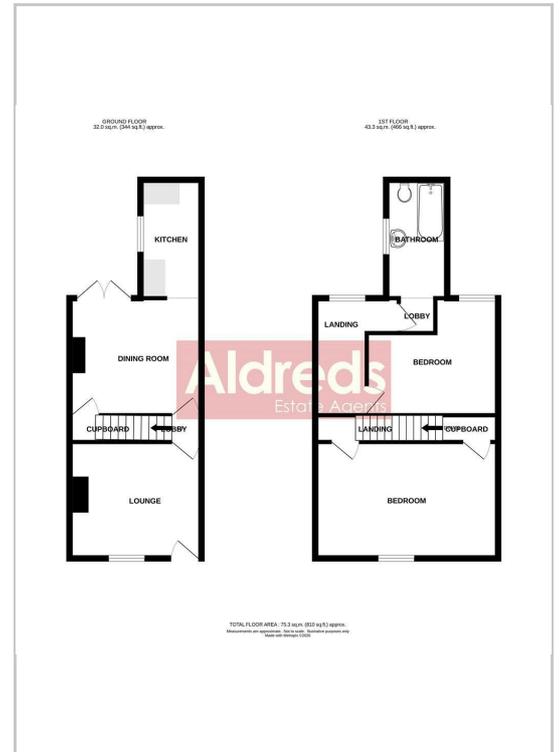
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Area Map



Floor Plans



Energy Efficiency Graph

