



Aldreds
Lettings

10 Gatacre Road, Great Yarmouth, NR31 0BQ

£850 PCM

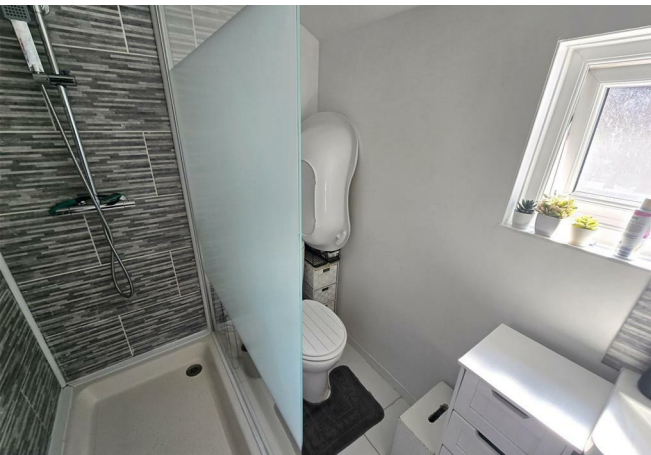




10 Gatacre Road , Great Yarmouth, NR31 0BQ

- Garden, bathroom and kitchen recently modernised (please ask if you want the white goods removed)
- Recently upgraded electrical distribution board with modern, fully compliant unit (Electrical Safety Report Expires October 2030)
- Energy Performance Certificate D
- Three Bedrooms - Price Negotiable
- Owner is relocating due to unexpected supported living and no longer able to manage the property, making this recently acquired and modernised residence available with immediate vacant possession.
- Comprehensive Gas Safety Certificate done April 2026 (Expires May 2027)
- Council Band A
- Gas Central Heating
- Well Presented
- Street parking on both sides of road

Aldreds are pleased to offer this modernised and very well presented mid terraced house in a convenient location for local amenities and the town centre. The property has been tastefully presented and offers a lounge, dining room, modern fitted kitchen and ground floor shower room. A small landing serves three good size bedrooms. Outside is a forecourt and rear court yard garden. The property also benefits from double glazed windows, gas central heating and on street parking to both side of the road. An early viewing is recommended.



Lounge 11'8" x 11'3" (3.56 x 3.43)

Brick built open fireplace, radiator, part glazed composite part double glazed entrance door, double glazed window to front aspect, painted wooden flooring, tv point.

Lobby

Meter storage cupboard, under stairs storage cupboard, open access to:-

Dining Room 11'8" x 11'6" (3.58 x 3.53)

Radiator, double glazed door to rear aspect, wood effect laminate flooring, stairs to first floor, open access to:-

Kitchen 11'10" x 6'11" (3.63 x 2.11)

Re-fitted with a white gloss fitted kitchen with wall and matching base storage units with wood effect work surfaces over, cupboard housing the wall mounted combination gas boiler, white ceramic one and a half bowl sink unit with mixer taps, white porcelain tiled flooring, part metro tiled walls, plumbing for washing machine, part double glazed door to side, double glazed window to side aspect, door to:-



Shower Room 7'6" x 5'2" (2.29 x 1.6)

White suite comprising walk in shower cubicle with mains fed shower fitting, low level WC, hand wash basin, frosted double glazed window to rear aspect, radiator, white porcelain tiled flooring, part tiled walls.

Landing

Doors leading off to:

Bedroom 1 11'8" x 11'3" (3.58 x 3.43)

Including the chimney breast, radiator, double glazed window to front aspect.

Bedroom 2 11'8" x 11'6" (3.58 x 3.53)

Including the chimney breast, double glazed window to rear aspect, wall mount tv point, radiator, wardrobe storage cupboard with loft access, door to:-

Bedroom 3 11'8" x 6'11" (3.58 x 2.13)

Double glazed window to rear aspect, radiator.

Directions

From the Yarmouth office head west over Haven Bridge, at the traffic lights turn right into Mill Road, at the mini roundabout turn left, turn left into Gatacre Road where the property can be found on the right hand side.



Outside

To the front of the property there is a forecourt. To the rear of the property there is a yard with a sun trap seating area, pedestrian access to rear.

Services

Mains water, electricity, gas, drainage

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

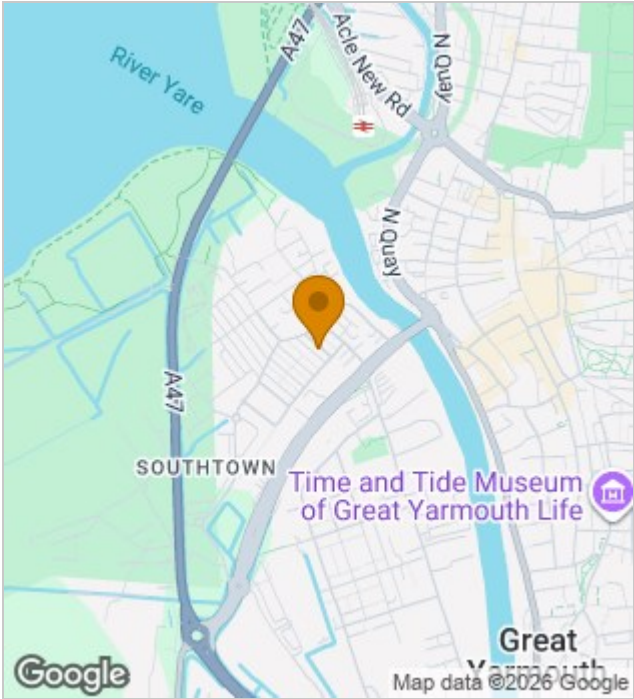
ADDITIONAL INFO

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.

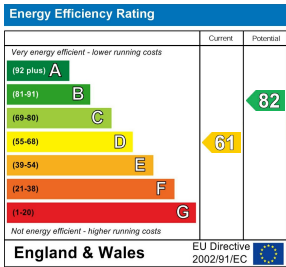
Floor Plans



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
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.