

**Aldreds**  
Lettings



The Lodge Belton New Road, Bradwell, Great Yarmouth, NR31

£1,400 PCM





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# The Lodge Belton New Road

Bradwell, Great Yarmouth, NR31 9DU

- Detached Bungalow
- Lounge
- Conservatory
- Good Sized Plot
- Oil Central Heating
- Semi Rural Location
- Dining Room
- Bathroom
- Double Garage
- No Chain

Sitting in an overall plot of around 0.28 of an acre (stms) in this rural location, Aldreds are pleased to offer this spacious three bedroom detached bungalow. The property has an entrance hall, lounge, dining room, kitchen, conservatory, utility room, three bedrooms, bathroom and WC. Oil central heating & sealed unit double glazing. Gardens to front, side & rear. Driveway to double garage.



## Entrance Hall

Entrance door, door to garage, storage cupboard

## Utility Room 10'4" x 6'4" (3.17 x 1.95)

Sink with drainer, plumbing for washing machine

## Dining Room 14'10" x 13'2" (4.53 x 4.03)

Radiator

## Lounge 16'10" x 16'9" (5.15 x 5.13)

Double glazed window, radiator, double glazed patio door to conservatory

## Conservatory 14'6" x 9'6" (4.44 x 2.9)

Brick based with sealed unit double glazing, radiator

## Kitchen 14'9" x 11'1" (4.5 x 3.39)

Base & wall units with worktops, two double glazed windows, sink with drainer, breakfast bar, radiator, part tiled walls, electric hob, electric oven, integrated fridge, integrated dishwasher, door to conservatory





### Inner Hallway

Loft access, built in wardrobe

### Bedroom 1 12'10" x 12'3" (3.93 x 3.74)

Double glazed window, built in wardrobe, radiator

### Bedroom 2 10'10" x 10'1" (3.31 x 3.08)

Built in wardrobe, double glazed window, radiator

### Bedroom 3 8'0" x 6'10" (2.45 x 2.1)

Double glazed window, radiator

### Bathroom 8'9" x 6'10" (2.68 x 2.1)

Panel bath, shower, hand basin, low level WC, opaque double glazed window, radiator

### WC

Low level WC, opaque double glazed window

### Outside

The property sits in an overall plot of 0.28 of an acre (stms) of majority lawned gardens with bushes & shrubs. Driveway leading to double garage, the garage has an electric up & over door and power & light. Boiler house housing oil fired boiler

### Directions

Leave Gorleston on the A143 Beccles Road, continue through Bradwell turning right at the roundabout in to New Road



## Services

Mains water, electricity, septic tank drainage

## Council Tax

Band D

## Additional Information

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

Assured Periodic Tenancy.

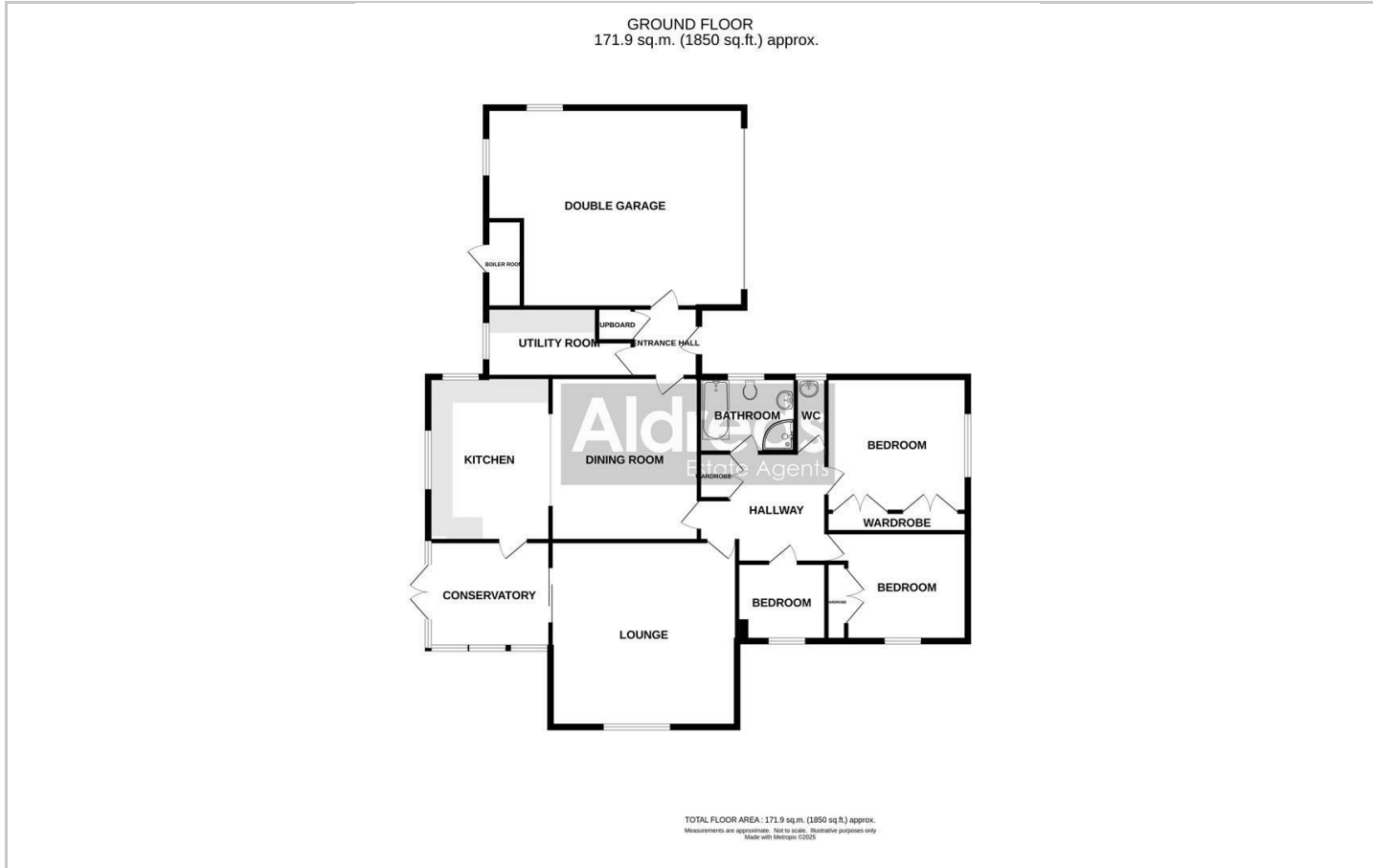
### TERMS

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.

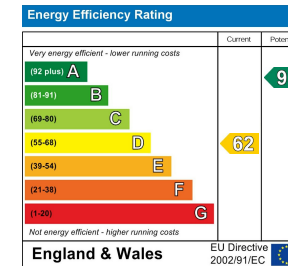
## Floor Plans



## 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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