

**£800.00 pcm**



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## 19 Lower Cliff Road Gorleston, NR31 6AZ

- FRESHLY DECORATED THROUGHOUT
- EPC D
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- CLOSE TO AMENITIES
- OPEN PLAN KITCHEN DINER
- CLOAKROOM WC
- FIRST FLOOR BATHROOM
- DOUBLE GLAZED
- AVAILABLE IMMEDIATELY

## ACCOMMODATION

### Lounge 3.73m x 3.35m (12' 3" x 11')

Through the modern part-glazed front door into your freshly decorated Lounge. There's a fitted carpet, feature fireplace, a radiator and UPVC sealed unit double glazed windows to front aspect. A door leads you into your staircase and another to...

### 'Open-Plan' Diner 3.73m x 5.25m (12' 3" x 17' 3")

Wow! what an impressive 'Open-Plan' space. This huge reception room features a ceramic tiled floor, radiator and handy understair cupboard. A large opening leads you into your ...

### Kitchen 3.36m x 3.73m (11' x 12' 3") narrowing to 1.43m

As stated, this room is 'Open-Plan' from your Diner and is 'L' shaped with a range of base and wall units fitted to three walls complete with 'beech' coloured doors and drawers and black roll edge worktop over. There's an cooker extractor, stainless steel sink and ample space is provided for your automatic washing machine, tumble dryer and fridge freezer. The ceramic tiling to floor continues through here, plenty of natural daylight is beamed in through the large 'velux' roof light above and your glazed back door leads you outside. Another internal door leads you into your ...

### Internal Lobby 1.64m x 0.94m (5' 5" x 3' 1")

The link between your Kitchen and WC features the gas combi boiler.

### Cloakroom WC 1.64m x 0.80m (5' 5" x 2' 7")

A suite comprising of a low level WC, corner wash hand basin, tiled floor and opaque uPVC sealed unit double glazed window.

## FIRST FLOOR

### Master Bedroom 3.73m x 3.35m (12' 3" x 11')

Located at the front of the property, the master bedroom features freshly painted walls, a fitted carpet, built in cupboard, uPVC sealed unit double glazed window and radiator.

### Bedroom Two 3.73m x 3.26m (12' 3" x 10' 8")

A good size double, again freshly decorated, a fitted carpet, radiator and uPVC sealed unit double glazed window also features. A door leads you to your ...

### Bathroom 3.48m x 1.80m (11' 5" x 5' 11")

This huge Bathroom features a white suite comprising of a low-level WC, pedestal sink and bath with shower and screen over. An uPVC sealed unit double glazed window and a radiator also included, plus a huge storage cupboard for towels, bedding etc.

### Outside

To the front a small walled Garden and to the rear a lovely enclosed rear Garden mainly laid to lawn with a patio area adjacent to the rear of the house, perfect for sitting out or a spot of alfresco dining.

### Council Tax Band A

## Terms of Tenancy

TENANCY: The property is offered on an assured shorthold letting agreement for a period of six months thereafter to continue on a month to month basis.

RENT: £800.00 per month payable in advance. Tenant to pay for electricity, gas (if appropriate), council tax, water and sewage rates, telephone (if appropriate).

DEPOSIT: In addition to paying the rent, the tenants are required to place a sum of £900.00 deposit with One Estates to be held by Tenancy Deposit Protection throughout the duration of the tenancy. On vacation, the deposit will be returned less any deduction from shortages of rent, damage or any items missing from the inventory.

OCCUPATION: Applications for tenancy are subject to the approval of the owners of the property. Applications will be forwarded by One Estates, for approval, together with references received.

## SUMMARY OF MONIES REQUIRED TO COMMENCE

### TENANCY:

First months rent in advance	£800.00
Deposit	£900.00
Total:	£1,700.00

HOLDING DEPOSIT: In order to secure a property and remove it from the market while One Lets completes your application and obtains your references, a Holding Deposit equivalent of one weeks rent (£173.00) will be payable to One Lets before the application can be completed. Listed below are grounds on which the holding deposit is not refundable:

1. If you the tenant pulls out of the tenancy before the contracts are signed.
2. If you the tenant fails a Right to Rent check.
3. If you the tenant provides false or misleading information - this does not mean failing referencing. If you the tenant provides completely accurate information, but still fails referencing, that will be classed as the landlord or agent pulling out. However, if you have actively provided false information and we can prove you have, we can withhold the holding deposit.
4. If you the tenant doesn't enter the agreement by the deadline.
5. If you the tenant are not responding to emails, not giving the referencing agency what they need for longer than 15 days, you will also forfeit your holding deposit and the property will be re-advertised.

HOW TO RENT GUIDE: This is a Government Checklist for renting in England. It contains useful information and when renting a property, we would recommend you downloading this document from their website and reading through this, you will find it very useful. We are compliant with all the legislation within this document.

VIEWING: The property may be viewed by contacting One Lets, Beacon Innovation Centre, Gorleston, Norfolk, NR31 7RA. Telephone: 01493 658854.

N.B. If payment is made by cheque, time must be allowed for clearance before occupation can commence.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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# BEAUTIFULLY REFURBISHED TWO BEDROOM END TERRACE IN GREAT LOCATION

We are delighted to be assisting with the rental of this freshly decorated two Bed home with uPVC windows and gas central heating throughout. Your accommodation comprises of a cosy yet spacious Lounge, stunning 'Open-Plan' Kitchen Diner and Cloakroom WC on the ground floor, while upstairs, two double Bedrooms and Bathroom. All this and set in a superb location in Gorleston and only a few hundred meters from the beach, all you need to do is bring your own furniture, unpack and enjoy.

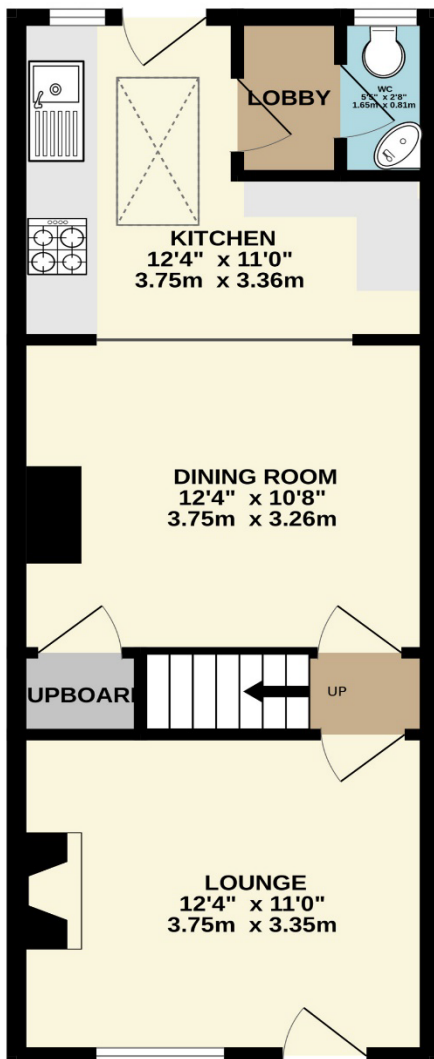
**AVAILABLE IMMEDIATELY**

## LOCATION AND AMENITIES

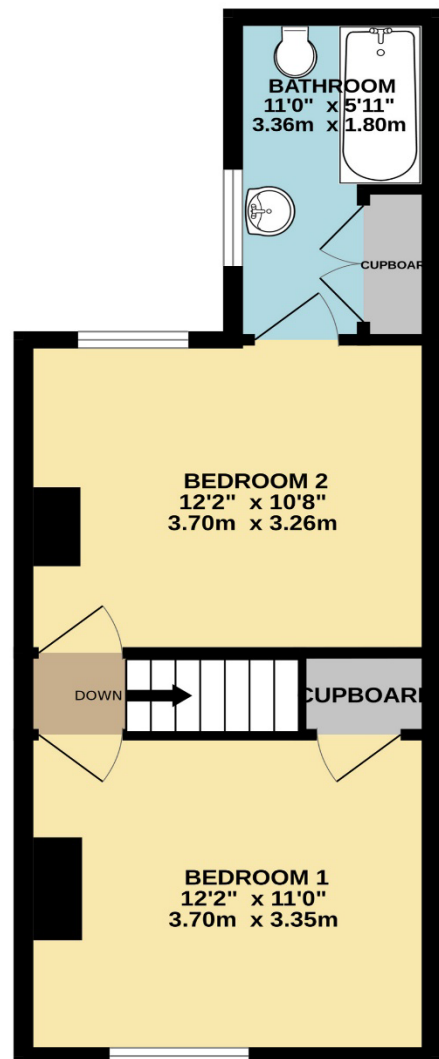
Lower Cliff Road is located near the harbour and close to the pier with superb access to Gorlestons award winning sandy beach. With a variety of amenities on your doorstep such as a theatre, restaurants and pubs, the town centre is just over a mile away with High Street branded outlets. Schools and a good public transport network are also close by.

**Contact: 01493 658854 | Email: [info@one-estates.co.uk](mailto:info@one-estates.co.uk)**

GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.8 sq.m.) approx.



19 LOWER CLIFF ROAD, GORLESTON

TOTAL FLOOR AREA: 778 sq.ft. (72.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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