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lowestoft 01502 733399

Gorleston 01493 658854

£750 pcm



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80 Trafalgar Road West Gorleston, NR31 8BS

- TWO DOUBLE BEDROOMS
- POPULAR LOCATION
- TWO RECEPTION ROOMS
- REAR GARDEN
- GROUND FLOOR WC
- AVAILABLE NOW
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- OPEN PLAN KITCHEN DINER
- FIRST FLOOR BATHROOM

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

Lounge 3.57m x 3.36m (11' 9" x 11')

Enter through the modern part-glazed front door into your Lounge. Naturally light and bright due to the uPVC sealed unit double glazed window this room is pleasantly decorated and comes complete with a radiator and laminate flooring. A door leads you into the staircase.

Dining Room 3.57m x 2.84m (11' 9" x 9' 4")

With ample space for a large family dining suite your Dining Room also features a new fitted carpet, radiator, under-stair cupboard and is open plan to ...

Kitchen / Lobby 3.57m x 3.36m (11' 9" x 11') Plus Lobby

Your compact Kitchen has a range of base and wall units fitted to two walls complete with modern contemporary white doors and drawers with a black worktop over. A stainless steel sink is located next to the uPVC sealed unit double glazed window and back door leading outside.

The Kitchen is Open Plan to the Lobby which has ample space for your fridge freezer.

WC Utility 1.87m x 1.52m (6' 2" x 5')

A low level WC, wash hand basin, plumbing for your washing machine and an opaque uPVC sealed unit double glazed window

FIRST FLOOR

Master Bedroom 3.57m x 3.36m (11' 9" x 11')

The front bedroom features a uPVC sealed unit double glazed window, new fitted carpet and radiator.

Bedroom 2 3.57m x 2.83m (11' 9" x 9' 3")

Located centrally, Bedroom 2 also features a uPVC sealed unit double glazed window, fitted carpet, radiator and a door leads you to ...

Bathroom 2.78m x 1.57m (9' 1" x 5' 2")

A suite comprises of a low level panel bath with shower and screen over, pedestal sink and low level WC. There's also a radiator, opaque uPVC sealed unit double glazed window and vinyl floor.

OUTSIDE

Gardens

To the front a brick wall allows a bit of privacy, while to the rear your garden is mainly laid to lawn with access to a timber shed.

Council Tax

G Y Borough Council Band A

EPC D

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: £750.00 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 £850.00 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	£750.00
Deposit	£850.00
Total:	£1,600.00

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 (£175.00) 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 dragging your feet and 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.

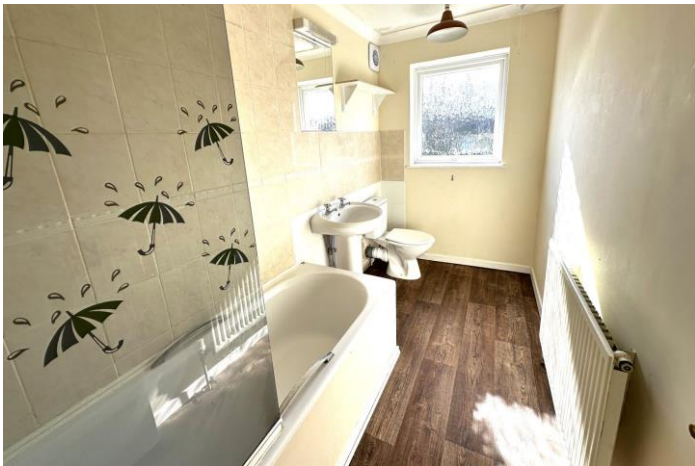
HOW TO RENT GUIDE: This is a Government Checklist for renting in England. It contains useful information and when renting a property, we would recommend you downloading this document from their website and reading through this, you will find it very useful. We are compliant with all the legislation within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

VIEWING: The property may be viewed by contacting One Lets, Beacon Innovation Centre, Gorleston, Norfolk, NR31 7RA. Telephone: 01502 733399.

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



BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED



BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

A VICTORIAN TWO BEDROOM TERRACED FOR RENT

We are pleased to offer for rent this well-presented mid terrace. Your accommodation comprises of a Lounge, Open Plan Kitchen, Dining Room and Lobby plus a WC Utility on the ground floor, while upstairs two Double Bedrooms and Bathroom. New carpets throughout.

AVAILABLE NOW

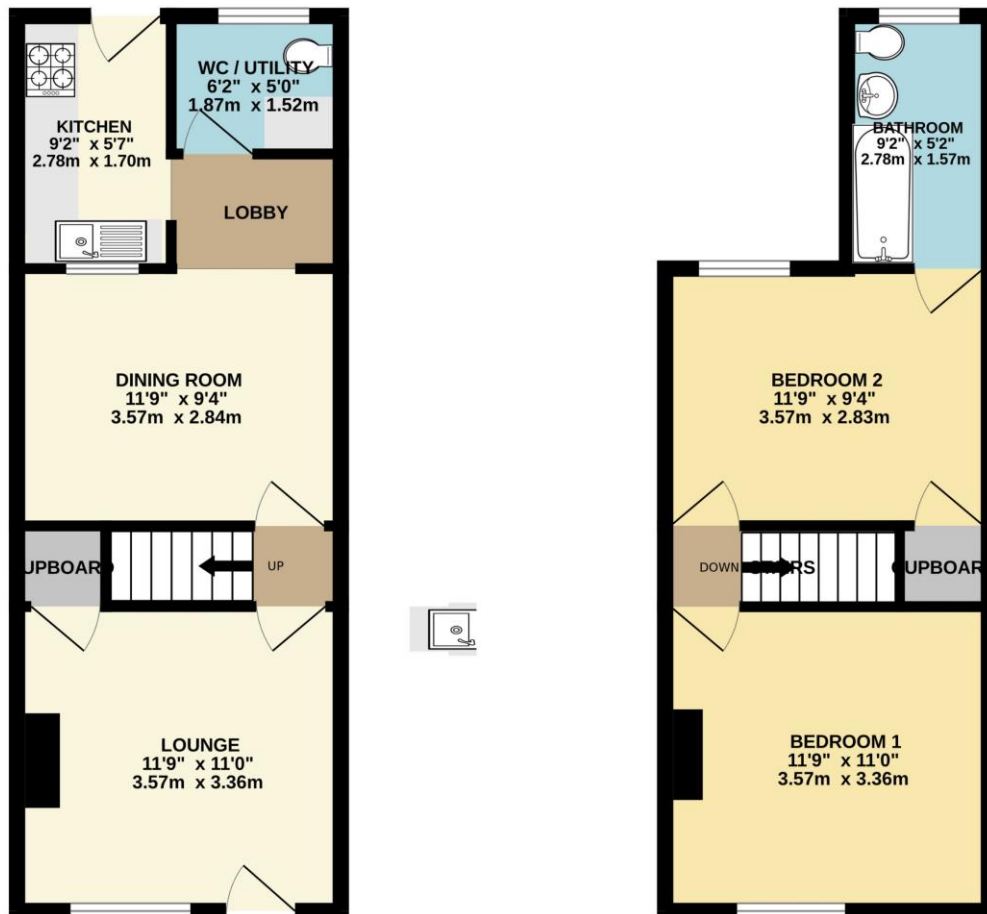
LOCATION AND AMENITIES

Located on the very popular Trafalgar Road West, the property is convenient for a range of local amenities such as shops, pubs and a little further away is the Seafront of Gorleston which is all within easy walking distance or you can take a short bus ride into Great Yarmouth from there Norfolk's excellent public transport network is available with links to Norwich and London or why not take a ride out to the beautiful Broads and Countryside.

Contact: The One Online Team | Phone: 01493 658854 | Email: info@one-estates.co.uk

GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.

1ST FLOOR
316 sq.ft. (29.3 sq.m.) approx.



80 TRAFALGAR ROAD, GORLESTON

TOTAL FLOOR AREA: 691 sq.ft. (64.1 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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