



## 2 Teasdels Buildings

Bells Marsh Road, Gorleston, NR31 6PW

£750 PCM



Aldreds Lettings are pleased to offer this very well presented two double bedroom house tucked away, but close to local shops and within easy reach of the town centre. The accommodation comprises of a living room, superb kitchen, two double bedrooms, bathroom with shower over the bath, private courtyard garden, double glazing, gas central heating, Council Tax Band A, UNFURNISHED

\*\*\* SORRY - NO CHILDREN\*\*\*



### LOUNGE 11'10" x 10'9" (3.61 x 3.30)

Laminate flooring, radiator, fuel effect gas fire in brick fireplace, cupboard housing quarterly electricity meter, uPVC double glazed window to the front aspect, door to;

### INNER HALL

Carpeted stairs rising to the first floor, radiator, door to;

### KITCHEN/DINER 10'9" x 9'8" (3.30 x 2.95)

Tiled flooring, a range of wall and base level storage units, worktops, stainless steel sink and drainer with mixer tap over, tiled splash-backs, free standing electric oven and hob, cooker hood, plumbing for washing machine, under stairs storage cupboard with power points and shelving, uPVC double glazed window to the rear aspect, door to;

### LOBBY

Tiled floor, door to rear yard, door to;

### BATHROOM

Tiled floor and walls, radiator, obscure uPVC double glazed window, white bathroom suite comprising low level WC, pedestal wash basin, panel bath with electric shower over, heated towel rail.

### LANDING

Fitted carpet, doors to bedrooms 1 and 2.

### BEDROOM 1 11'10" x 9'8" (3.63 x 2.95)

Fitted carpet, radiator, uPVC double glazed window to the front aspect, cupboard housing high efficiency gas combi boiler.

### BEDROOM 2 10'11" x 10'0" (10'10" x 10'0") (3.33 x 3.05 (3.32 x 3.06))

Fitted carpet, radiator, uPVC double glazed window to the rear aspect, storage alcove with shelves and hanging bar.

### FRONT

Enclosed paved front forecourt.

### REAR YARD

Paved yard with gate leading to bisected rear garden.

### GARDEN

Low maintenance, paved garden with plant and shrub borders. Brick built storage room.

### RENT:

Rent is exclusive of Council Tax Band A, water rates, sewerage rates. The rent is payable monthly in advance.

### TENANCY

12 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 minimum of two references will be required. 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.

\*\*PHOTOGRAPHS AND VIDEO TOUR TAKEN PRIOR TO PREVIOUS TENANCY\*\*

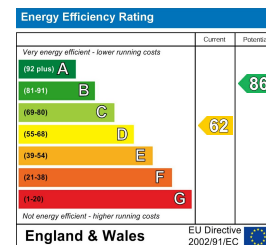
## Area Map



## Floor Plans



## Energy Efficiency Graph



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