



## 19 Horsley Drive

Gorleston, Great Yarmouth, NR31 7RD

£1,050 PCM



Aldreds Lettings are delighted to offer this simply immaculate three bedroom modern house situated in this sought after residential location close to James Paget Hospital and Gorleston beach. The accommodation comprises of an entrance hall, downstairs cloakroom, living room/dining room, superb kitchen/breakfast room, two double bedrooms, single bedroom, bathroom with shower over the bath, gas central heating, double glazing, private garden, three parking spaces, Energy Rating C, Council Tax Band C, UNFURNISHED



### Entrance Hall

Composite entrance door with two double glazed panels. Laminate floor with mat recess. Radiator. Thermostat control for heating. Staircase to first floor landing.

### Cloakroom 6'3" x 30" (1.91m x 0.914m)

White WC. Pedestal hand wash basin with tiled splashback. Radiator. Laminate floor. UPVC double glazed window to front.

### Kitchen/Breakfast Room 10'7" x 8'5" (3.23m x 2.57m)

Worktops with cupboards and drawers below. One and a half bowl single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards. Built-in electric oven and grill. Four burner gas hob with a concealed extractor above. Utility space below worktop with plumbing for washing machine. Further utility space below worktop for refrigerator. Radiator. Laminate floor. UPVC double glazed window to front aspect.

### Lounge/Diner 15'6" max x 14'7" max (4.72m max x 4.45m max)

Two radiators. Built-in under stairs storage cupboard with a double power point. Television point. UPVC double glazed windows either side of UPVC double glazed doors to a paved patio and the rear garden.

### Landing

Radiator. Built-in over stairs airing cupboard with slatted shelves and a Potterton Powermax HE gas fired combination boiler. Loft access hatch.

### Bedroom 1 12'6" x 8'6" (3.81m x 2.59m)

Radiator. Television point. Large built-in wardrobe. UPVC double glazed window to rear aspect.

### Bedroom 2 10'7" x 8'1" + recess (3.23m x 2.46m + recess)

Radiator. UPVC double glazed window to front aspect.

### Bedroom 3 9'1" x 6'8" (2.77m x 2.03m)

Radiator. Telephone point. UPVC double glazed window to rear aspect.

### Bathroom 7'1" x 6'3" (2.16m x 1.91m)

White suite comprising panelled bath with tiled surround, mixer tap with shower attachment and a rainfall fitting above. Pedestal wash basin. WC. Laminate floor. Radiator. Extractor. UPVC double glazed window to front.

### Garden

A gate and pathway beside the property leads to the rear garden which is enclosed by fencing and laid to lawn with a small paved patio to the immediate rear of the property.

### Parking

A brick weave driveway to the front of the property provides parking for two vehicles side-by-side. There is also an allocated parking space in a parking area around the corner from the property.

### General Information

#### RENT

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

#### TENANCY

6 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 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.

#### 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.

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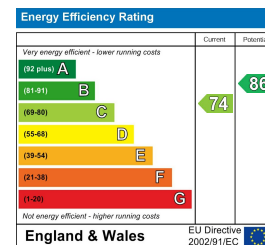
## Area Map



## Floor Plans



## Energy Efficiency Graph



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