



102 Trafalgar Road West

Gorleston, Great Yarmouth, NR31 8AD

£795 PCM



Aldreds Lettings are delighted to offer this very well presented two bedroom house situated close to local shops and within easy reach of the town centre. The accommodation comprises of a living room, separate dining room, modern kitchen, two double bedrooms, bathroom with shower over the bath, gas central heating, double glazing, private garden, on street parking, EPC Rating C, Council Tax Band A, UNFURNISHED



LOUNGE 11'1" x 10'11" (3.40 x 3.33)

Fitted carpet, double glazed window to front aspect, radiator.

DINING ROOM 11'0" x 9'3" (3.36 x 2.82)

Fitted carpet, double glazed window to rear aspect, stairs rising to landing, radiator.

KITCHEN 13'1" x 5'10" (4.00 x 1.80)

Vinyl flooring, a range of modern wall and base level storage units with worktops over, double glazed window to rear aspect, space and plumbing for appliances, door giving access to the rear yard and garden, stainless steel sink and drainer.

LANDING

Fitted carpet, doors to bedrooms 1 and 2.

BEDROOM 1 11'1" x 10'11" (3.40 x 3.33)

Fitted carpet, built in storage cupboard, double glazed window to front aspect, radiator.

BEDROOM 2 11'0" x 9'3" (3.36 x 2.82)

Fitted carpet, double glazed window to rear aspect, radiator, door to:

BATHROOM

Vinyl flooring, part tiled walls, panel bath with electric shower over and glass shower screen, pedestal wash basin, low level WC, obscure double glazed window and chrome heated towel rail.

OUTSIDE

To the front of the property there is a forecourt. To the rear of the property there is a bisected garden with is mainly laid to lawn with paved patio area.

COUNCIL TAX BAND

A

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 PETS / NO SMOKING

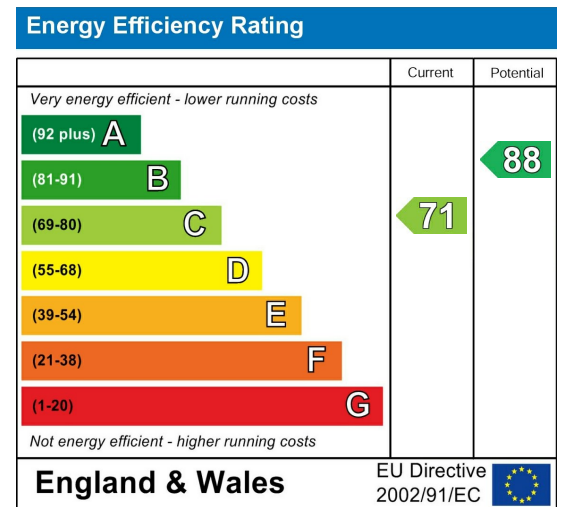
ADDITIONAL INFO

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.

Area Map



Energy Efficiency Graph



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