

£795 PCM

29 Mill Road, Great Yarmouth, Norfolk, NR31 0AA



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Aldreds Lettings are delighted to offer this simply immaculate two double bedroom house situated close to local shops, schools and within easy reach of the town centre. The accommodation comprises of an entrance hall, large living room, superb modern kitchen, two double bedrooms, bathroom with shower over the bath, gas central heating, double glazing, courtyard garden, on street parking, Council Tax Band A, UNFURNISHED

### Entrance Lobby

Part double glazed pvc entrance door, vinyl flooring, doors leading off to:

### Living Room

17'2" x 12'0" (5.24 x 3.67)

Including the stairs to first floor with open under stairs recess, chimney breast, radiator, tv point, double glazed window to front aspect, new fitted carpet.

### Kitchen

12'4" x 8'2" (3.77 x 2.51)

Fitted with a white gloss finish kitchen with wall and matching base units with polished finish work tops over, single drainer one and a half bowl stainless steel sink unit, space and plumbing appliance, built in electric double oven, four ring gas hob and extractor hood, wall mounted Baxi combination boiler, metro tiled walls, vinyl flooring, Velux sky light, door to:

### Bedroom 1

13'6" x 11'10" maximum (4.12 x 3.61 maximum)

Plus recess, two double glazed windows to front aspect, radiator, loft access, new fitted carpet.

### Bedroom 2

9'10" x 8'2" (3.01 x 2.51)

Plus door recess and shallow cupboard housing the electric fuse box, radiator, double glazed window to front aspect, new fitted carpet, loft access.

### Bathroom

White suite comprising panelled bath with shower over, pedestal wash basin, low level wc, metro tiled walls, radiator, extractor fan, vinyl flooring.

### Outside

A gated access leads in to the entrance court yard with brick boundary walling and paved patio area.

### Parking

On street permit parking.

### Additional 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

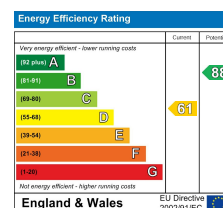
#### ADDITIONAL INFO

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.

## Rent Payments

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Additional Information



#### 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. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential tenants should check with their providers that the broadband and mobile phone coverage they would require is available.

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