



5 Kings Drive

Bradwell, Great Yarmouth, NR31 8TE

£895 PCM



Aldreds Lettings are delighted to offer this modern two double bedroom house situated in this sought after residential location. The accommodation comprises of an entrance hall, downstairs cloakroom, large living room, kitchen breakfast room, two double bedrooms, bathroom with shower over the bath, private garden, off street parking, gas central heating, double glazing, EPC rating C, Council Tax Band B, UNFURNISHED



Entrance Hall

Part glazed front door to entrance hall, built in storage cupboard, inset spotlights, radiator.

Downstairs WC

White suite comprising WC and wash basin. Frosted window, radiator.

Kitchen Breakfast Room 10'9" x 9'10" (3.30 x 3)

Modern kitchen with ample storage and work surface. Appliances include electric hob, oven and cooker hood. Space and plumbing for additional appliances. Space for a small table and chairs.

Living Room 16'0" x 10'2" (4.9 x 3.1)

Large living room with glazed patio doors to garden. TV point, radiator.

Bedroom 1 12'5" . 9'2" (3.8 . 2.8)

Double bedroom, front aspect window, built in wardrobe, radiator.

Bedroom 2 11'9" x 8'6" (3.6 x 2.6)

second double bedroom, rear aspect window overlooking the garden, wardrobe recess, radiator.

Bathroom

White suite comprising bath with shower over, WC and wash basin. Frosted window, radiator.

Garden

Fully enclosed private garden, mainly laid to lawn with patio area.

Parking

Allocated of street parking space. Unrestricted on street 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.

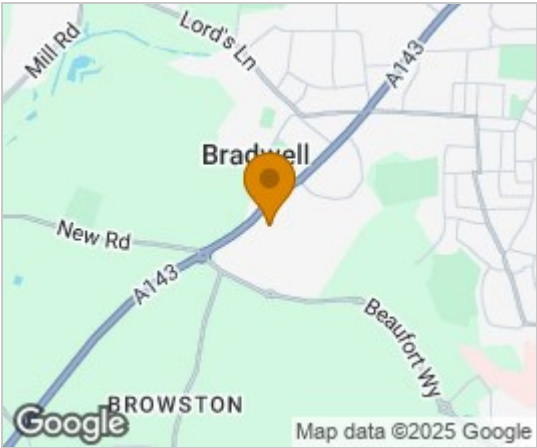
TERMS

NO SMOKING

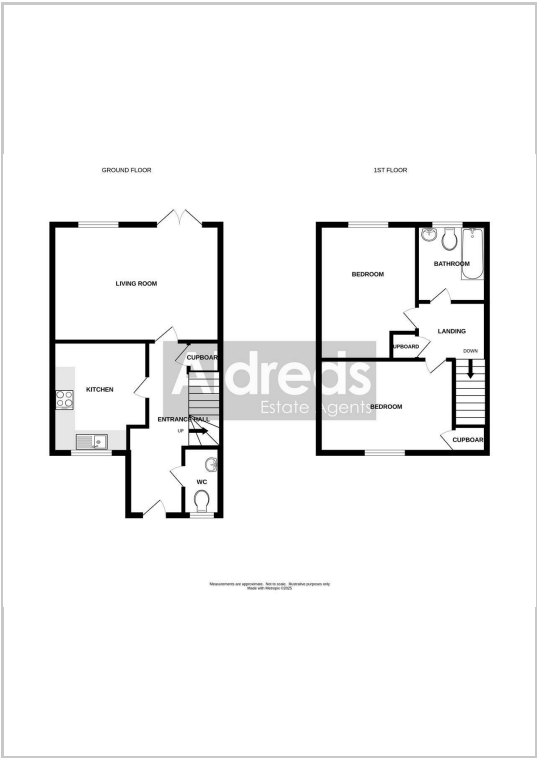
ADDITIONAL INFO

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.

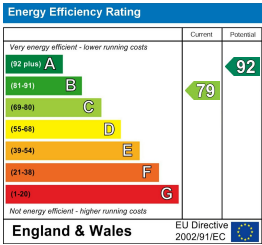
Area Map



Floor Plans



Energy Efficiency Graph



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