

**Aldreds**  
Lettings

3 Coronation Terrace, Great Yarmouth, NR30 1LF

£800 PCM





# 3 Coronation Terrace

, Great Yarmouth, NR30 1LF

- Two Double Bedrooms
- Two Reception Rooms
- Double Glazing
- Newly Refurbished
- Gas Central Heating
- Garden

Aldreds Lettings are delighted to offer this immaculate, re-decorated and re-carpeted two double bedroom Victorian house situated in a cul-de-sac location 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 bedroom, bathroom with shower over the bath, double glazing, gas central heating, private garden, on street parking, EPC rating C, Council Tax Band A, UNFURNISHED



## Living Room 10'10" x 9'7" (3.31 x 2.94)

Large living room, front aspect window, radiator, TV point.

## Dining Room 11'1" x 9'7" (3.40 x 2.94)

Separate dining room, rear aspect window overlooking the garden, built in storage, BT point, radiator.

## Kitchen 8'5" x 5'9" (2.59 x 1.76)

.Superb modern kitchen with ample storage and work surface. Appliances include electric cooker. Space and plumbing for appliances. Door to garden.

## Bedroom 1 10'10" x 9'7" (3.31 x 2.94)

Double bedroom, front aspect window, radiator.

## Bedroom 2 11'1" x 9'7" (3.40 x 2.94)

Second double bedroom, built in wardrobe, rear aspect window overlooking the garden, radiator. Door to bathroom,





### Bathroom

White suite comprising panel bath with electric shower over, WC and wash basin, Radiator, extractor fan, frosted double glazed window to rear.

### Outside

Fully enclosed generous rear garden with a southerly facing aspect, outhouse where the gas boiler is housed and an additional outside store. A gate leads to a rear service passage.

### Parking

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

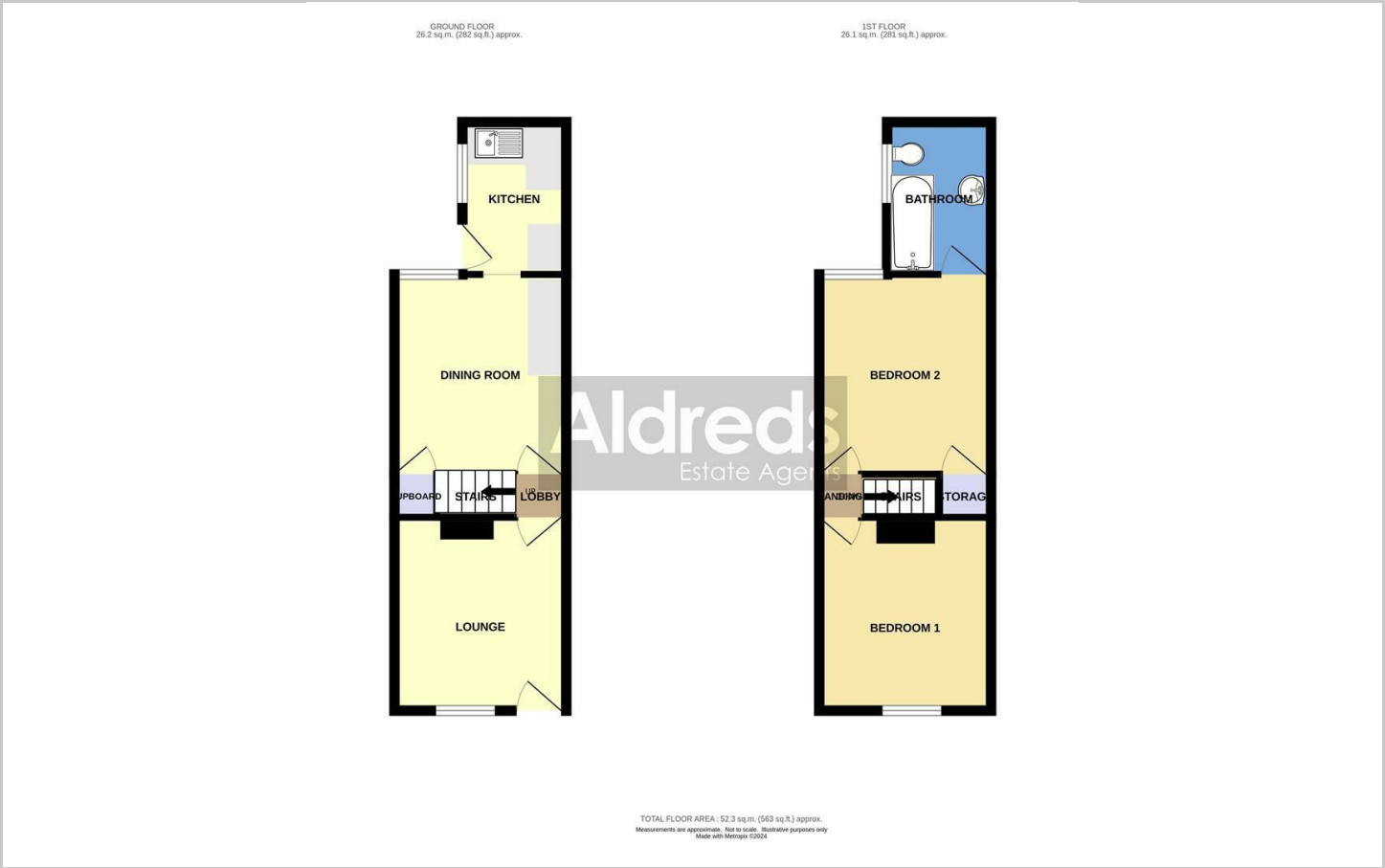
### Directions



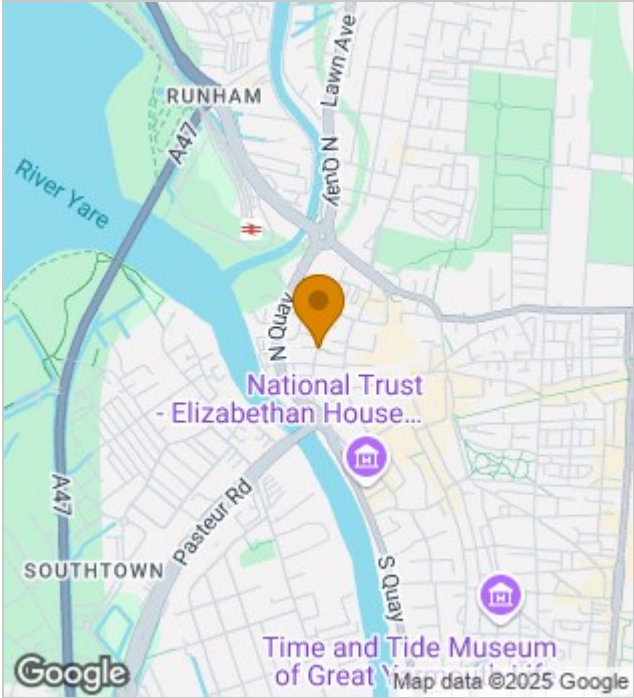
#### ADDITIONAL INFO

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.

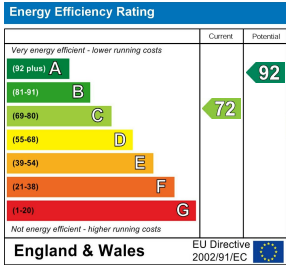
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Lettings Office on 01493 849111 if you wish to arrange a viewing appointment for this property or require further information.

**Disclaimer**  
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