

Aldreds
Lettings



196 Bells Road, Gorleston, Great Yarmouth, NR31 6BA

£850 PCM





196 Bells Road

Gorleston, Great Yarmouth, NR31 6BA

- Two Double Bedrooms
- Gas Central Heating
- Private Garden
- Two Reception Rooms
- Double Glazing
- Parking

Aldreds Lettings are delighted to offer this superbly presented, newly redecorated and improved two double bedroom Victorian house situated close to local shops, high street and within easy reach of the James Paget hospital. The accommodation comprises of a living room, separate dining room, superb modern kitchen, lean to utility room, two double bedrooms, bathroom with shower over the bath, gas central heating, double glazing, large garden, on street parking, Council Tax Band A, UNFURNISHED



Living Room 11'5" x 10'9" (3.5 x 3.3)

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

Dining Room 11'5" x 10'9" (3.5 x 3.3)

Separate dining room, rear aspect window, built in storage cupboard, radiator.

Kitchen 13'9" x 6'6" (4.2 x 2)

Superb modern kitchen with ample storage and work surface. Appliances include electric cooker. Door to utility room.

Utility Room 8'2" x 4'11" (2.5 x 1.5)

Space and plumbing for appliances, door to garden.

Bedroom 1 11'5" x 10'9" (3.5 x 3.3)

Double bedroom, rear aspect window overlooking the garden, door to en-suite bathroom, radiator.

Bedroom 2 11'5" x 10'9" (3.5 x 3.3)

Second double bedroom, front aspect window, built in wardrobe, radiator.





Bathroom

Modern white suite comprising bath with shower over, WC and wash basin. Heated towel rail, inset spot lights, frosted window.

Garden

Much larger than average private enclosed garden, mainly laid to lawn. Timber shed.

Parking

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

Directions



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.

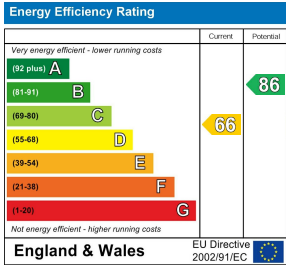
Floor Plans



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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