

# Aldreds

Lettings



56 Garfield Road, Great Yarmouth, NR30 4JU

£750 PCM







# 56 Garfield Road

, Great Yarmouth, NR30 4JU

- Two Double Bedrooms
- Gas Central Heating
- Newly Re-furbished
- 26ft Long Living Room
- Double Glazing

Aldreds Lettings are delighted to offer this superbly presented, newly refurbished two double bedroom house situated close to local shops, schools, beach and with easy access to the town centre. The accommodation comprises of an entrance hall, impressive 26ft long living room, re-fitted kitchen, separate utility room, downstairs WC, two double bedrooms, bathroom with shower over the bath, courtyard garden, on street parking, double glazing, gas central heating, EPC Rating C, Council Tax Band A, UNFURNISHED



## Entrance Hall

Part glazed front door to entrance hall, radiator, coats hanging space.

## Living Room 26'10" x 14'1" (8.2 x 4.3)

Very impressive 26 ft long living room, double aspect windows, feature fireplace, built in storage cupboard, radiators, BT point.

## Kitchen 9'10" x 8'2" (3 x 2.5)

Newly refitted kitchen with ample storage and work surface. Appliances include electric cooker. Space for additional appliances.

## Utility Room 6'10" x 5'2" (2.1 x 1.6)

Separate utility room, space and plumbing for additional appliances. Door to courtyard garden.

## Downstairs Cloakroom

White suite comprising WC and wash basin. Frosted window.





### Bedroom 1 15'1" x 10'5" (4.6 x 3.2)

Double bedroom, front aspect window, feature fireplace, radiator.

### Bedroom 2 10'5" x 10'5" (3.2 x 3.2)

Second double bedroom, rear aspect window, radiator.

### Bathroom

Superb modern white suite comprising bath with shower over, WC and wash basin. Frosted window, radiator.

### Garden

Fully enclosed private courtyard garden.

### 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.

### Directions



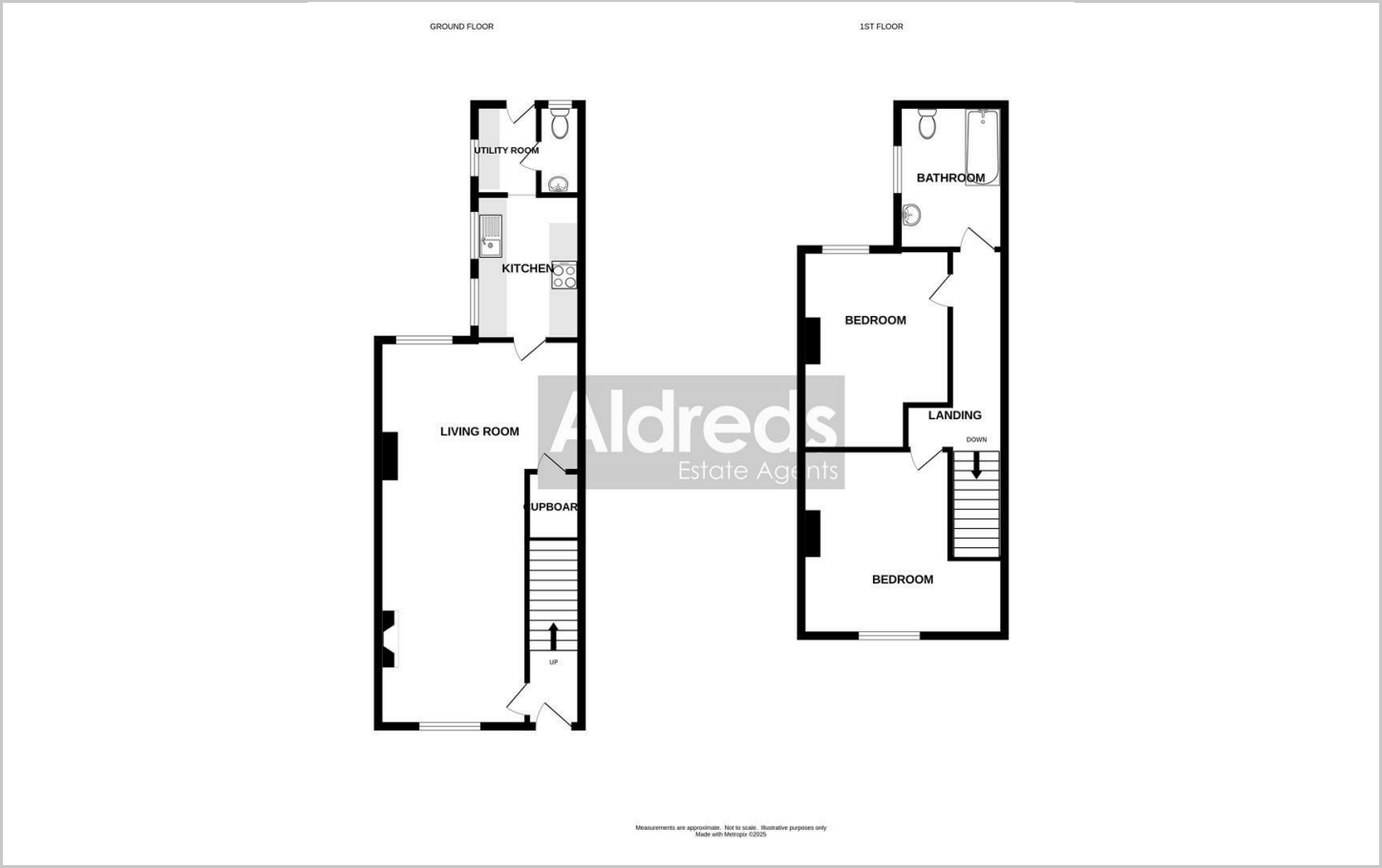
TERMS

NO SMOKING

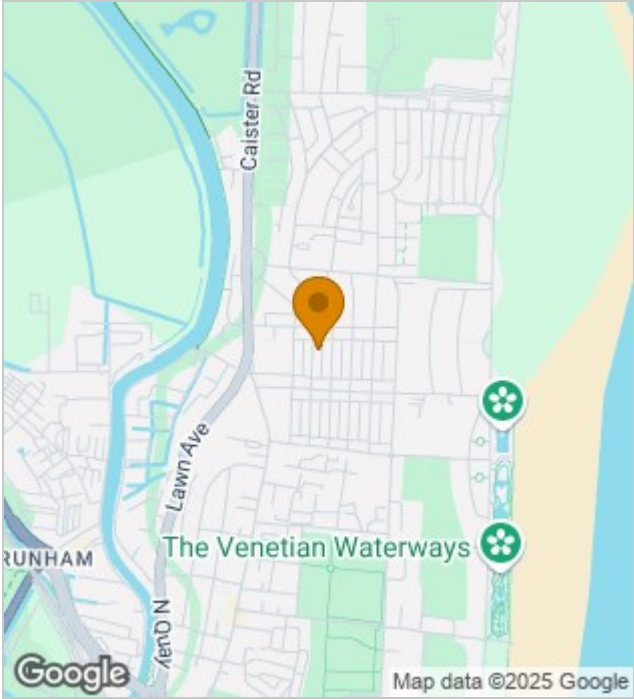
#### ADDITIONAL INFO

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.

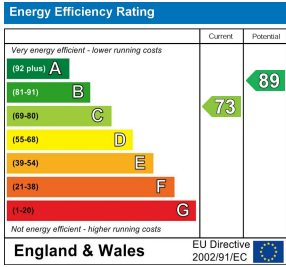
Floor Plans



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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