

Aldreds
Lettings



7 Webster Way, Caister-On-Sea, Great Yarmouth, NR30 5XA

£800 PCM





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- Two Bedrooms
- Gas Central Heating
- Parking
- Modern Kitchen Breakfast Room
- Double Glazing
- Garden

Aldreds Lettings are delighted to offer this well presented modern two bedroom house situated in this popular residential location. The accommodation comprises of a entrance hall, large living room, modern kitchen breakfast room with all appliances, conservatory, one double and one single bedroom, bathroom with shower over the bath, gas central heating double glazing, private enclosed garden, off street parking space, EPC rating C, Council Tax Band A, UNFURNISHED



Entrance Hall

Part double glazed pvc entrance door, stairs to first floor, radiator, fitted carpet, door to:

Living Room 10'8" x 10'0" (3.26 x 3.06)

Double glazed window to front aspect, radiator, tv point, fitted carpet, open access to:

Kitchen/Breakfast Room 13'11" x 8'10" (4.26 x 2.70)

Plus under stairs storage cupboard, quality fitted kitchen with white gloss wall and matching base units with polished finish granite effect work tops over, integrated washing machine, built in electric oven, four ring ceramic hob and extractor hood over, integrated fridge/freezer, single drainer stainless steel sink unit, part metro tiled walls, vinyl flooring, double glazed window to rear aspect, radiator, double glazed door to:

Conservatory/Porch 7'7" x 5'2" (2.33 x 1.58)

Brick and pvc double glazed construction with poly carbonate roof over, radiator, vinyl flooring, door to garden.





Bedroom 1 10'9" x 9'2" (3.30 x 2.80)

Plus wardrobe cupboard housing the gas boiler, fitted carpet, radiator, double glazed window to front aspect.

Bedroom 2 8'3" x 7'9" (2.53 x 2.37)

Double glazed window to rear aspect, radiator, fitted carpet, fitted wardrobe cupboard.

Bathroom 5'11" x 5'4" (1.81 x 1.64)

White suite comprising panelled bath with shower over, low level wc, pedestal wash basin, tiled walls, radiator, frosted double glazed window to rear aspect.

Outside

The property is located off of a pedestrian walkway with a lawned front garden and pathway leading to the entrance. A side passageway leads to a gated access in to the rear garden which has a paved patio beyond which is a lawn and established borders. At the end of the walkway is access to an allocated car parking space.

Additional Information

RENT

Directions



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.

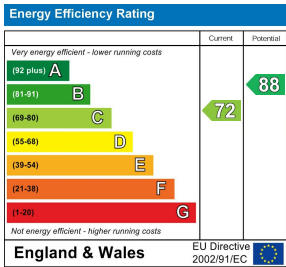
Floor Plans



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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