



2 Sultan Place

, Great Yarmouth, NR30 3AP

£925 PCM



Aldreds Lettings are delighted to offer this superbly presented newly decorated three bedroom three storey town house situated in this cul-de-sac location close to local shops and only a few moments walk to the beach. The accommodation comprises of an entrance hall, downstairs WC, large living room, modern kitchen, separate utility room, two double bedrooms and good sized third bedroom, bathroom with shower over the bath, integral garage, double glazing, gas central heating, Energy Rating C, Council Tax Band B, UNFURNISHED



Entrance Hall

Part glazed front door to entrance hall, built in storage, tiled floor, radiator.

Downstairs WC

Suite in white comprising WC and wash basin. Tiled floor, radiator.

Living Room 19'8" x 11'1" (6 x 3.4)

Impressive 19ft long living room, double aspect windows, wooden floor, radiator, BT point.

Kitchen 8'10" x 6'6" (2.7 x 2)

Superb modern kitchen with ample storage and work surface. Appliances include gas hob, oven and cooker hood.

Utility Room 8'6" x 5'2" (2.6 x 1.6)

Separate utility room with additional work surface and space & plumbing for additional appliances. Tiled floor, door to rear.

Bedroom 1 9'2" x 9'2" (2.8 x 2.8)

Double bedroom, front aspect window, wooden floor, radiator.

Bedroom 2 9'6" x 9'2" (2.9 x 2.8)

Second double bedroom, rear aspect window, wooden floor, radiator.

Bedroom 3 9'6" x 5'10" (2.9 x 1.8)

Generous single bedroom, rear aspect window, wooden floor, radiator. This room would also make an ideal home office.

Bathroom

Suite in white comprising bath with shower over, WC and wash basin. Frosted window, radiator.

Integral garage 19'0" x 9'6" (5.8 x 2.9)

Generously sized integral garage with automated roller shutter door, power and light. Door to entrance hall.

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

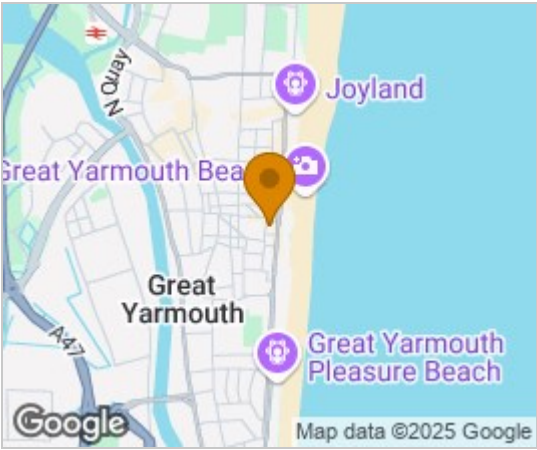
All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in advance and a Dilapidations 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.

Disclaimer

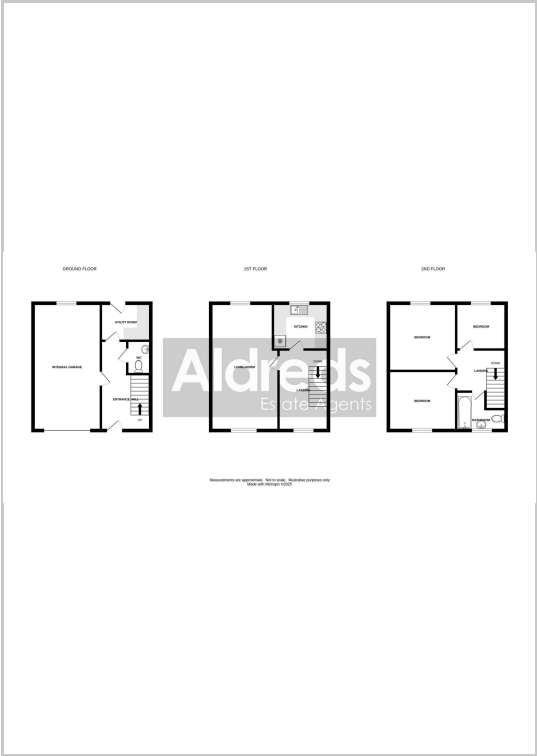
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Area Map



Floor Plans



Energy Efficiency Graph

