



33 Beatty Road

, Great Yarmouth, NR30 4BJ

£1,095 PCM



Aldreds Lettings are delighted to offer this superbly presented upgraded and improved three bedroom house situated close to local shops, the beach and within easy reach of the Town centre. The accommodation comprises of an entrance hall, downstairs WC, large living room, separate dining room, modern kitchen, sun room, two double bedrooms with fitted wardrobes, good sized single bedroom, re-fitted bathroom, gas central heating, double glazing, gardens and off street parking, Council Tax Band C, UNFURNISHED



Entrance Hall

Entrance porch leading to entrance hall, built in storage cupboard, radiator, stairs to first floor.

Downstairs WC

White suite comprising WC.

Living Room 12'5" x 11'5" (3.8 x 3.5)

Large living room with big front aspect bay window, feature fireplace, TV point, Radiator.

Kitchen Dining Room 19'8" x 11'5" (6 x 3.5)

Superb modern kitchen with ample storage and work surface. Appliances include electric hob, oven and cooker hood. Space and plumbing for additional appliances. Large dining area with built in cupboard, doors to sun room, radiator.

Sun Room 15'5" x 7'6" (4.7 x 2.3)

Very useful additional living space, door to garden.

Bedroom 1 14'9" x 10'2" (4.5 x 3.1)

Master bedroom, front aspect bay window, fitted wardrobes, radiator.

Bedroom 2 11'5" x 9'10" (3.5 x 3)

Double bedroom, rear aspect window overlooking the garden, fitted wardrobes, radiator.

Bedroom 3 7'10" x 7'6" (2.4 x 2.3)

Good sized single bedroom, fitted wardrobes, front aspect window, radiator.

Bathroom

Re-fitted luxury bathroom suite in white comprising bath, WC and wash basin. Chrome heated towel rail, frosted window, fitted cupboard.

Garden

Fully enclosed rear garden, hard landscaped for easy maintenance, gates and hard standing. Attractive front garden with flower borders.

Parking

Off street private driveway 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

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

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

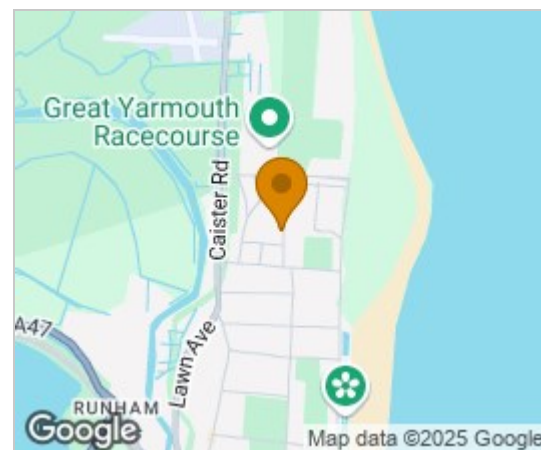
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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

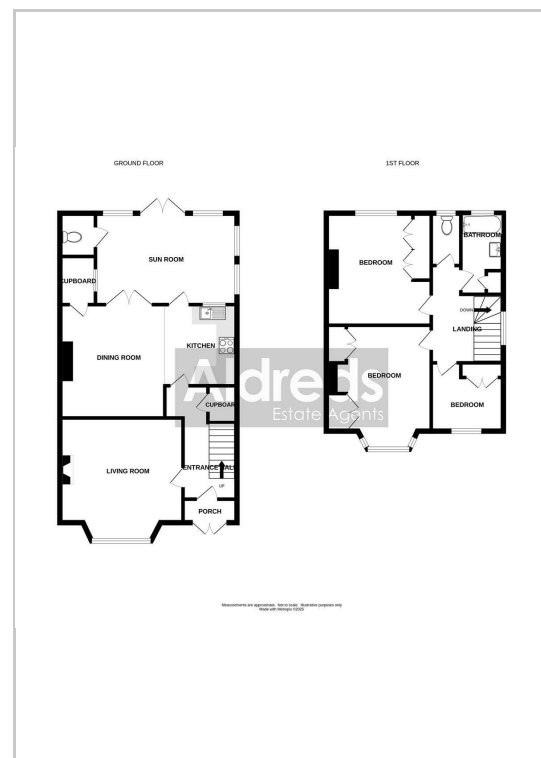
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Area Map



Floor Plans



Energy Efficiency Graph

