



Aldreds
Lettings



27 Back Chapel Lane

Gorleston, Great Yarmouth, NR31 6NY

£995 PCM



Aldreds Lettings are delighted to offer this well presented three bedroom, two bathroom, three storey town house situated within easy reach of the town centre. The accommodation comprises of an entrance hall, downstairs cloakroom, large living room, kitchen dining room, master bedroom with en-suite shower room, two further double bedrooms, bathroom with shower over the bath, private garden, integrated garage and parking space, gas central heating, double glazing, Council Tax Band B, UNFURNISHED.



ENTRANCE HALL:
Wood effect vinyl floor, radiator, central heating thermostat and stairs to first floor.

CLOAKROOM:
Wood effect vinyl floor, radiator, white low level WC, pedestal wash basin and extractor fan.

BEDROOM 2: 12'11" x 9'1" (3.94 x 2.77)
Radiator, fitted carpet, TV point, telephone point, uPVC double glazed window and French doors to rear yard.

FIRST FLOOR: LANDING:
Fitted carpet, radiator and stairs to second floor: -

LOUNGE: 14'2" x 12'11" (4.32 x 3.94)
Radiator, fitted carpet, uPVC double glazed window, TV aerial point and telephone point.

KITCHEN / DINER: 12'9" x 12'4" (3.91 x 3.78)
Wood effect vinyl floor, radiator, extensive range of wall and base level storage units, worktops, stainless steel sink and drainer with mixer tap over, plumbing for washing machine, electric oven with inset four ring electric hob over, cooker hood, space and plumbing for additional appliances, tiled splash backs, cupboard housing high efficiency gas central heating boiler, uPVC double glazed windows.

SECOND FLOOR: LANDING:
Fitted carpet, radiator and access to loft space.

BEDROOM 1: 11'3" x 9'3" (3.45 x 2.84)
Fitted carpet, radiator, telephone point, TV aerial point, double glazed roof light, built-in wardrobe with hanging bar shelf and carpet, door into: -

ENSUITE SHOWER ROOM: 9'10" x 3'1" (3.00 x 0.94)
Wood effect vinyl floor, glass shower door giving access to tiled shower cubicle with electric shower, heated towel rail, white pedestal wash basin and white low level WC, extractor fan and double glazed roof light.

BEDROOM 3: 12'5" x 6'11" (3.81 x 2.13)
Radiator, fitted carpet, telephone point, TV aerial point and double glazed roof light.

BATHROOM: 8'2" x 5'4" (2.49 x 1.65)
Wood effect vinyl floor, radiator, white suite comprising low level WC, pedestal wash basin, panel bath with glass shower screen and electric shower over, tiled walls to bath area, extractor fan and double glazed roof light.

OUTSIDE
FRONT: Integral single garage with up and over door. **REAR:** Rear yard which is paved and enclosed by fencing and brick wall, gate giving access to communal passageway.

RENT:
Exclusive of Council Tax= band B, water rates, sewerage rates. The rent is payable monthly in advance.

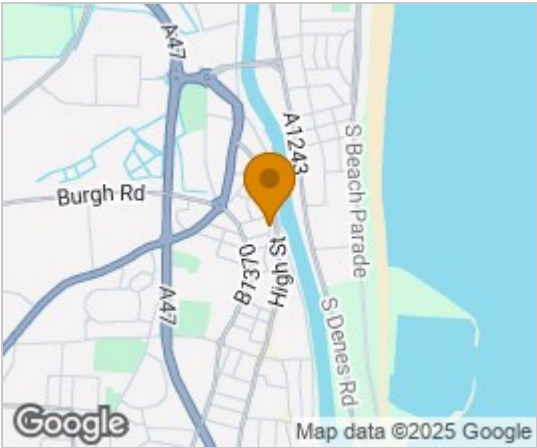
TENANCY:
6 Months Assured Shorthold.

TERMS:
NON SMOKERS

ADDITIONAL INFO:
All applications for tenancy to be on a form which can be obtained from this office. A minimum of two references will be required. 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 traveling some distance please check with Aldreds on the issue of availability prior to traveling. 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. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 372141. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Floor Plans

Energy Efficiency Graph

