

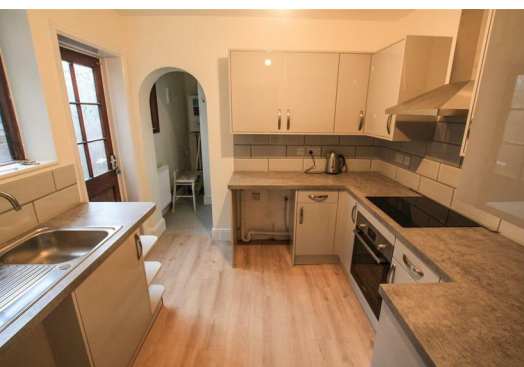


## 42 Century Road , Great Yarmouth, NR31 0BX

£925 PCM



Aldreds Lettings are delighted to offer this superbly presented, spacious hall entrance three bedroom house situated close to local shops and within easy reach of the Town centre. The accommodation comprises of an entrance hall, living room with bay window, dining room, modern kitchen, rear lobby, three good sized bedrooms, re-fitted bathroom with shower over the bath, courtyard, on street parking, double glazing, gas central heating, Council Tax Band A, UNFURNISHED .



### Entrance Hall

Door to front, stairs rising to landing, radiator.

### Lounge 11'4" x 10'7" (3.46 x 3.24)

Large living room with big bay window, feature fireplace, archway to dining room. Radiator.

### Dining Room 11'10" x 11'6" (3.61 x 3.53)

Separate dining room, rear aspect window, quality laminate flooring, understairs storage. Radiator.

### Kitchen 9'1" x 8'7" (2.77 x 2.64)

Superb modern kitchen with ample storage and work surface. Appliances include electric hob, oven and cooker hood. Space and plumbing for additional appliances.

Door to garden.

### Lobby

Radiator, wall mounted gas boiler, double glazed window to side aspect.

### Bathroom

Re-fitted white suite comprising bath with shower over, WC and was basin. Chrome heated towel rail, frosted window.

### Bedroom 1 14'9" x 10'7" (4.52 x 3.24)

Big double bedroom, feature original cast iron fireplace, Double glazed windows to front aspect, radiator.

### Bedroom 2 11'6" x 9'1" (3.53 x 2.77)

Second double bedroom, Double glazed window to rear aspect, radiator.

### Bedroom 3 9'2" x 8'8" (2.81 x 2.66)

Double glazed window to rear aspect, radiator.

### Outside

Front forecourt. Good sized rear yard.

### Parking

On street parking.

### Tenancy

6 Months Assured Shorthold.

### Terms

No smokers. No pets

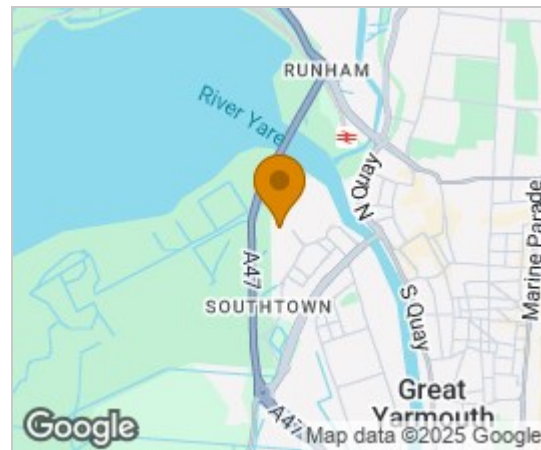
### Additional Info

All applications for tenancy to be on a form which can be obtained from this office. A nonrefundable 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.

### Rent

Rent is exclusive of Council Tax, water rates, sewerage rates. The rent is payable monthly in advance

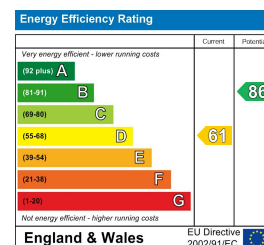
## Area Map



## Floor Plans



## Energy Efficiency Graph



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