



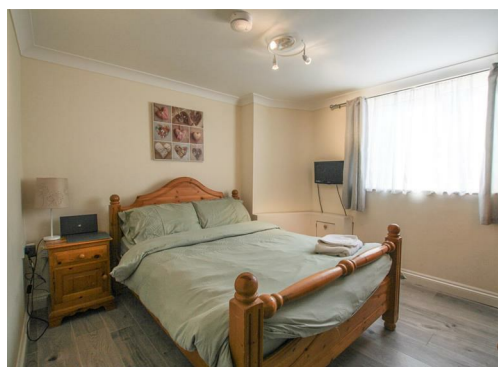
49 Bells Road

Gorleston, Great Yarmouth, NR31 6AN

£875 PCM



Aldreds Lettings are delighted to offer this superbly presented and very spacious three bedroom ground floor flat situated close to local shops and within easy reach of the Town centre and beach. The accommodation comprises of a large living room, superb kitchen dining room, two double bedrooms, one single bedroom, bathroom with shower over the bath, on street parking, double glazing, gas central heating, Council Tax Band A, UNFURNISHED



Living Room 17'0" x 12'1" (5.2 x 3.7)

Large living room with big front aspect window. Quality laminate floor, TV point, radiator. Opens to kitchen dining area.

Kitchen Dining Room 13'9" x 11'9" (4.2 x 3.6)

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

Bedroom 1 10'5" x 10'2" (3.2 x 3.1)

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

Bedroom 2 15'8" x 7'10" (4.8 x 2.4)

Second double bedroom, side aspect window, laminate floor, radiator.

Bedroom 3 7'10" x 7'2" (2.4 x 2.2)

Good sized single bedroom, side aspect window, radiator. This room would also make an ideal home office.

Bathroom

Modern white suite comprising bath with electric shower over, WC and wash basin. Tiled floor, radiator.

Parking

On street 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

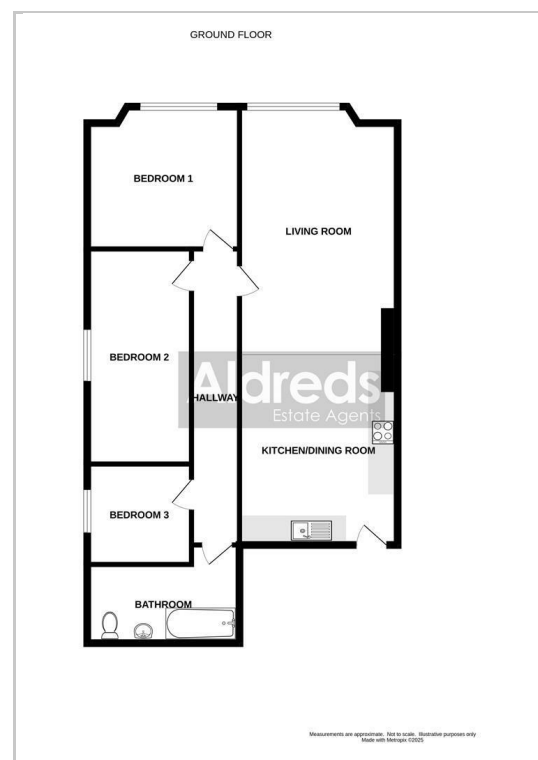
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Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive 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: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

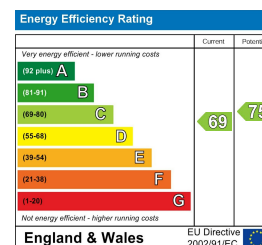
Area Map



Floor Plans



Energy Efficiency Graph



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