



**Aldreds**  
Lettings



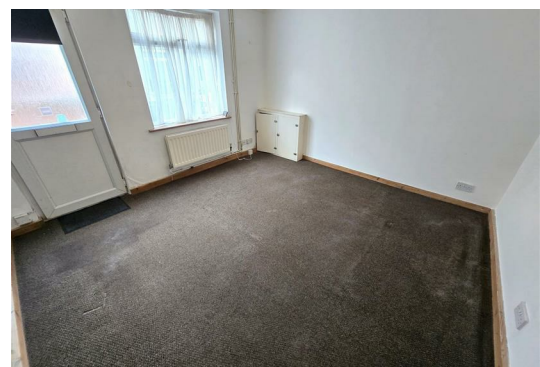
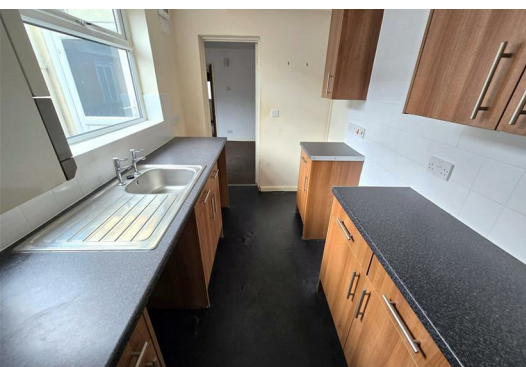
## 24 Manby Road

Gorleston, Great Yarmouth, NR31 0PQ

£750 PCM



Unfurnished, 2 bedroom terraced house, with the benefits of 2 reception rooms, well presented kitchen & bathroom, gas central heating, double glazing and rear yard. EPC= D NON SMOKERS



**Lounge** 12'0" x 11'8" (3.68 x 3.56)  
Door to front, double glazed window to front aspect, radiator.

**Dining Room** 12'0" x 10'5" (3.68 x 3.20)  
Stairs rising to landing, door to rear, radiator.

**Kitchen** 9'8" x 6'3" (2.95 x 1.93)  
Base and wall mounted storage units with roll top work surfaces over, stainless steel sink and drainer, wall mounted gas boiler, gas cooker point, plumbing for washing machine, double glazed window to side aspect, door to:-

**Bathroom**  
Panel bath with shower over, pedestal hand wash basin, low level WC, opaque double glazed window to rear aspect, opaque double glazed window to side aspect, radiator.

**Landing**

**Bedroom 1** 12'2" x 11'8" (3.71 x 3.58)  
Double glazed window to front aspect, radiator.

**Bedroom 2** 10'7" x 9'3" (3.23 x 2.84)  
Double glazed window to rear aspect, radiator.

**Outside**  
To the front of the property there is a forecourt. To the rear of the property there is a yard.

**Location**  
Gorleston is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops \* Golf Course \* Modern District hospital \* Schools for all ages \* Library \* Regular bus services to the main shopping areas and a sandy beach

**Directions**  
From the Gorleston office head north along the High Street, continue into High Road, at the traffic lights turn left into Beccles Road, turn left into Manby Road where the property can be found on the left hand side.

**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

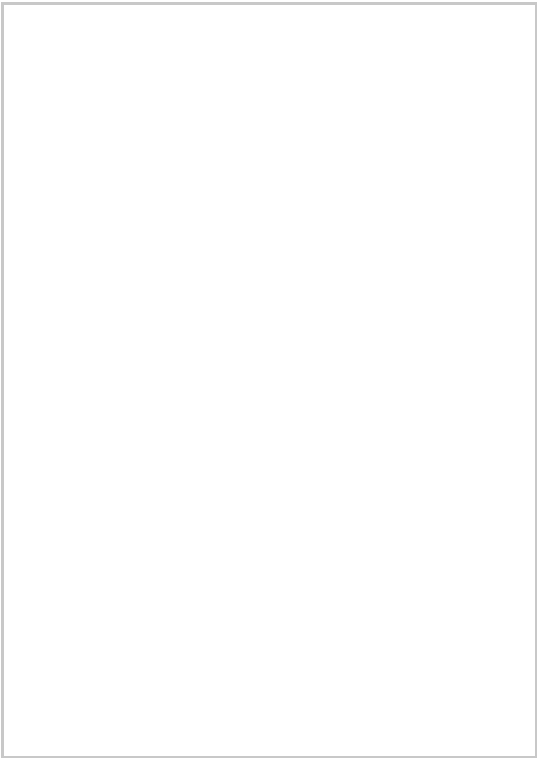
**Additional information**  
All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable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

**Agents Disclaimer**  
Under The Estate Agents Act 1979 we would like to inform all prospective tenants' that the landlord of this property related to an employee of Aldreds Estate Agents Ltd.

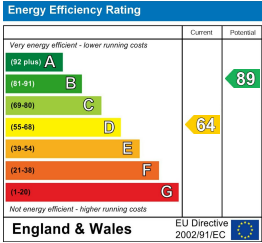
Area Map



Floor Plans



Energy Efficiency Graph



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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ  
Tel: 01493 849111 Email: [lettings@aldreds.co.uk](mailto:lettings@aldreds.co.uk) <https://www.aldreds.co.uk/>

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