

Aldreds
Lettings

24 Manby Road
Gorleston, Great Yarmouth, NR31 0PQ
£695 PCM



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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.

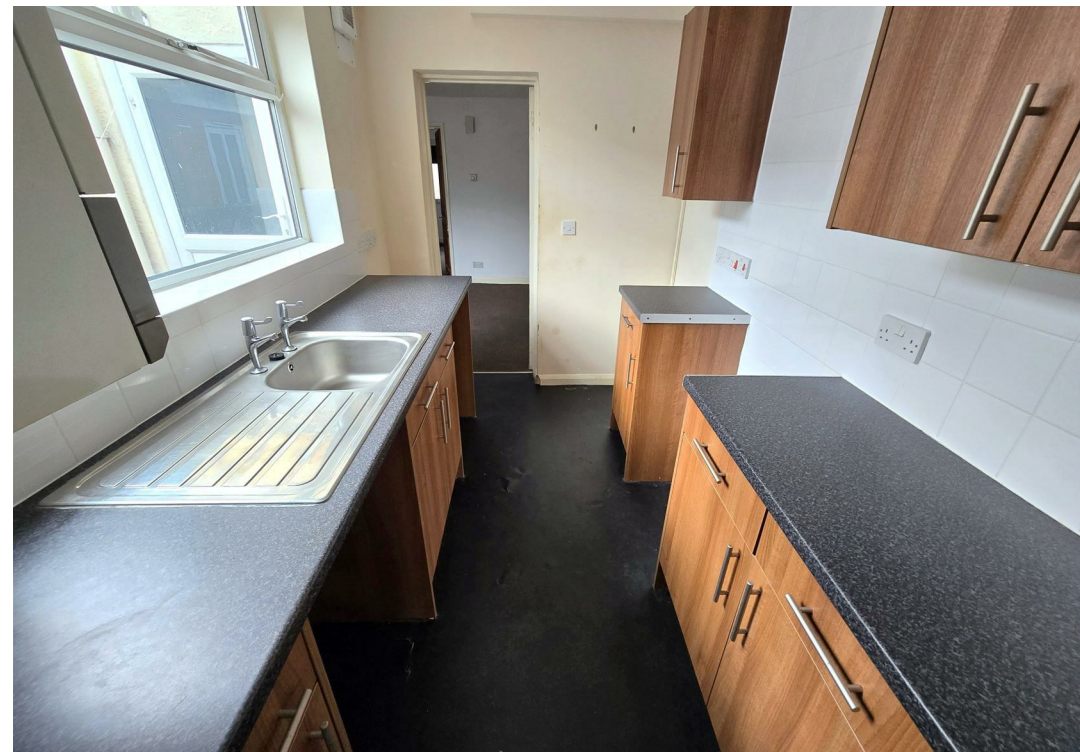
Bedroom 2

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

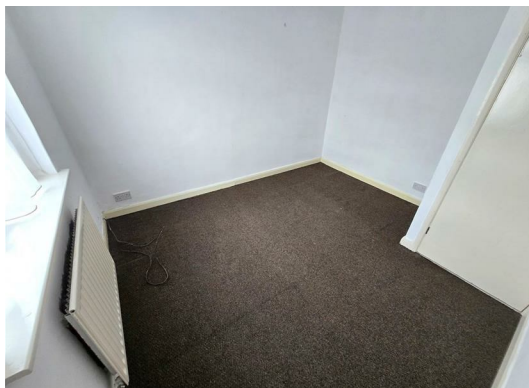
NO SMOKING

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

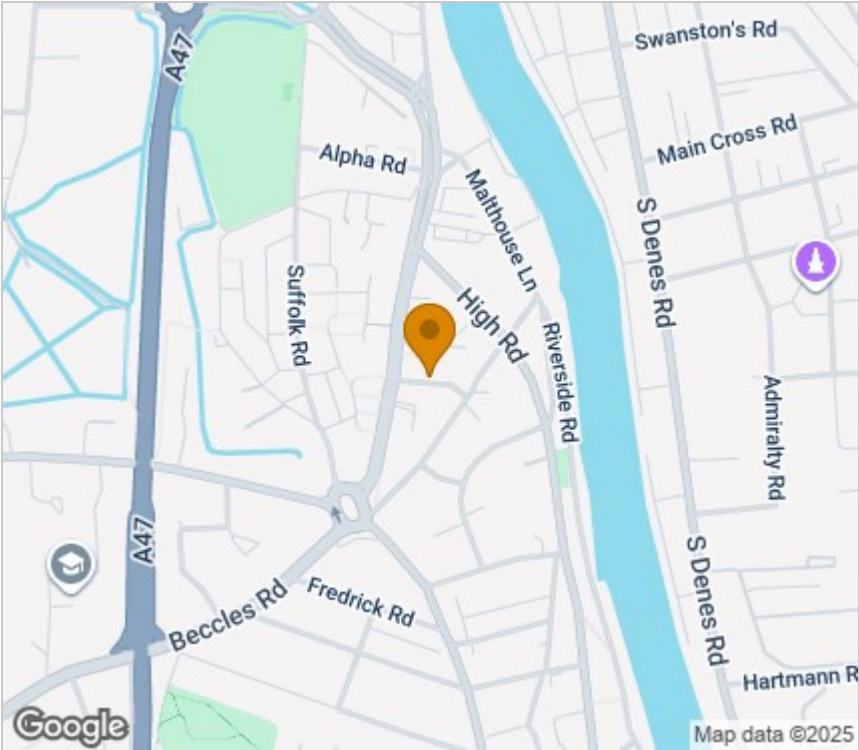
Under The Estate Agents Act 1979 we would like to inform all prospective tenants' that the landlord of this property related to an employee of Aldreds Estate Agents Ltd.



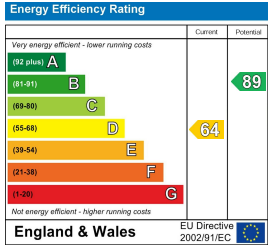
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Lettings Office on 01493 849111 if you wish to arrange a viewing appointment for this property or require further information.

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. 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.

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