



6 Blenheim Avenue

Martham, Great Yarmouth, NR29 4TW

£950 PCM



Aldreds Lettings are delighted to offer this very well presented three bedroom family house situated in this sought after residential area close to the village centre. The accommodation comprises of an entrance hall, impressive 24ft long living room, superb kitchen, two double bedrooms, one single bedroom, bathroom with shower over the bath, double glazing, electric heating, private garden, garage and parking, Council Tax Band B, UNFURNISHED



Entrance Hall

Part Glazed front door to entrance hall. Heater, stairs to first floor.

Living Room 24'3" x 12'5" (7.4 x 3.8)

Very impressive 24ft long living room dining room, big front aspect window, glazed patio doors to garden, dining area, TV point, heater.

Kitchen 10'2" x 7'10" (3.1 x 2.4)

Superb kitchen with ample storage and work surface. Appliances include electric cooker. Space and plumbing for additional appliances. Built in cupboard.

Bedroom 1 12'1" x 8'10" (3.7 x 2.7)

Double bedroom, front aspect window, heater.

Bedroom 2 12'1" x 8'10" (3.7 x 2.7)

Second double bedroom, rear aspect window overlooking the garden. Heater.

Bedroom 3 9'10" x 6'6" (3 x 2)

Single bedroom, front aspect window, built in cupboard.

Bathroom

Suite comprising bath with electric shower over, WC and wash basin. Heater, frosted window.

Garden

Superb private fully enclosed garden with lawn area and attractive mature shrubs and trees.

Garage & Parking

Single garage with up & over door. One space in front, unrestricted 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 / PETS CONSIDERED

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.

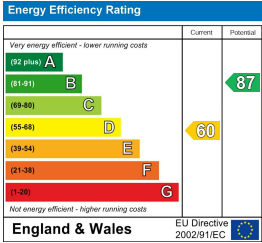
Area Map



Floor Plans



Energy Efficiency Graph



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