



## 31 Alpha Road

Great Yarmouth, Norfolk, NR31 0LQ

**£850 PCM**



Aldreds Lettings are delighted to offer this **IMMACULATELY PRESENTED** two bedroom property. Offered unfurnished and with the benefits of a modern shower room and kitchen, **GAS CENTRAL HEATING**, double glazing, an enclosed rear yard and **HIGH QUALITY** fixtures and fittings throughout. EPC=C



#### ENTRANCE PORCH:

Open to:

**LOUNGE: 11'10" x 10'7" (11'10" x 10'8") (3.61 x 3.25 (3.63 x 3.27))**

With quality wood effect flooring, radiator, uPVC double glazed window to front aspect, cupboard housing electricity meter and door to:

#### HALL:

Stairs to first floor, fitted carpet, door to:

**KITCHEN/DINER: 11'10" x 9'10" (11'10" x 9'11") (3.61 x 3.02 (3.62 x 3.03))**

Quality wood effect flooring, designer radiator, under stairs storage cupboard, an extensive range of wall and base level storage units with worktops over, built-in electric oven and 4 ring electric hob with cooker hood over, plumbing for washing machine, stainless steel sink and drainer, tiled splash backs, uPVC double glazed window and door through to:

#### REAR LOBBY:

Tiled floor, door to rear yard, built-in cupboard housing gas fired combi boiler, door to:

**SHOWER ROOM: 7'6" x 5'8" (7'7" x 5'8") (2.31 x 1.73 (2.33 x 1.74))**

Quality wood effect flooring, obscure uPVC double glazed window, fully tiled walls, low level WC, pedestal wash basin and walk-in shower cubicle with rainfall shower head and separate shower fitting.

#### FIRST FLOOR LANDING:

Fitted carpet and doors to both bedrooms.

**BEDROOM 1: 15'3" x 10'9" (15'3" x 10'9") (4.65 x 3.28 (4.67 x 3.29))**

Fitted carpet, radiator, uPVC double glazed window to front aspect and built-in wardrobe.

**BEDROOM 2: 11'10" x 10'0" (11'10" x 9'11") (3.63 x 3.05 (3.62 x 3.04))**

Fitted carpet, radiator and uPVC double glazed window to rear aspect.

#### OUTSIDE:

OUTSIDE FRONT: Front forecourt. OUTSIDE REAR: Enclosed, low maintenance yard. Gate to passageway, giving access to the front of the property.

#### RENT:

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

#### TENANCY:

6 Months Assured Shorthold.

#### TERMS:

NO PETS / NO SMOKING

#### ADDITIONAL INFO:

All applications for tenancy to be on a form which can be obtained from this office. A minimum of two references will be required. 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

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 for which they will be entitled to receive a commission.

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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

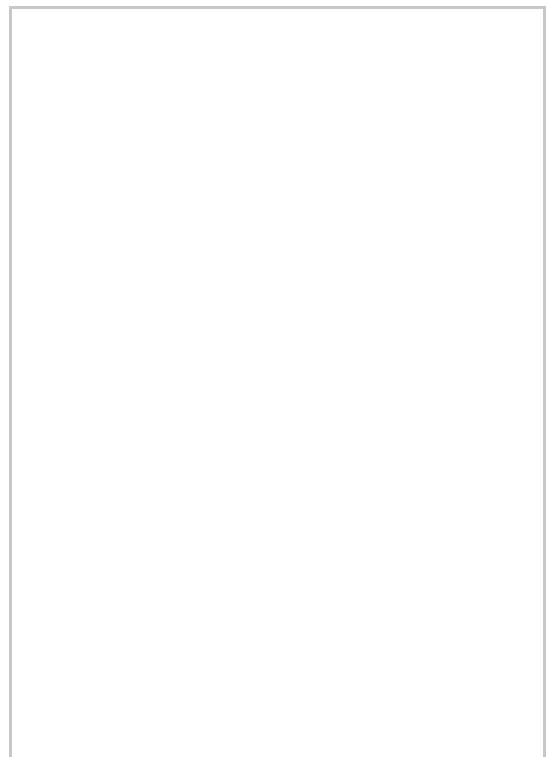
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## Area Map



## Floor Plans



## Energy Efficiency Graph

