

**Aldreds**  
Lettings



59 Mill Road, Cobholm, Great Yarmouth, NR31 0BA

£850 PCM







# 59 Mill Road

Cobholm, Great Yarmouth, NR31 0BA

- Three Double Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Gas Central Heating
- Double Glazing
- Courtyard

Aldreds Lettings are delighted to offer this very spacious three double bedroom, two bathroom, two reception room hall entrance house that has been newly re-decorated and re-carpeted. The property is close to local shops, schools and within easy reach of the town centre. The accommodation comprises of an entrance hall, living room with bay window, separate dining room, 21ft long kitchen dining room, three double bedrooms all off the landing, ground floor and first floor bathrooms, double glazing, gas central heating, private courtyard, on street parking, EPC Rating C, Council Tax Band A, UNFURNISHED



## Entrance Hall

Part glazed front door,, laminate flooring, under stairs storage area, radiator.

## Living Room 14'9" x 11'9" (4.5 x 3.6)

Large living room, big bay window, feature fireplace.

## Dining Room 12'1" x 9'6" (3.7 x 2.9)

Separate dining room, door to courtyard, radiator.

## Kitchen Dining Room 21'7" x 8'6" (6.6 x 2.6)

Very impressive 21ft long kitchen dining room, ample storage and work surface, appliances include an electric cooker, space and plumbing for additional appliances. Dining area, door to courtyard, tiled floor.

## Bedroom 1 15'1" x 12'1" (4.6 x 3.7)

Double bedroom, big front aspect window, radiator.

## Bedroom 2 12'1" x 9'6" (3.7 x 2.9)

Second double bedroom, rear aspect window, radiator.







### Bedroom 3 10'9" x 8'6" (3.3 x 2.6)

Third double bedroom, side aspect window, radiator. Door to bathroom.

### Ground Floor Bathroom

Bathroom suite in white comprising bath with shower over, WC and wash basin. Frosted window, radiator.

### First Floor Bathroom

Suite in white comprising bath, WC and wash basin. Frosted window, built in storage, radiator.

### Courtyard

Private enclosed courtyard area.

### Parking

On street permit parking.

### Additional Information

#### RENT

Rent is exclusive of electricity, gas (unless otherwise specified), Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

Directions



## TENANCY

6 Months Assured Shorthold.

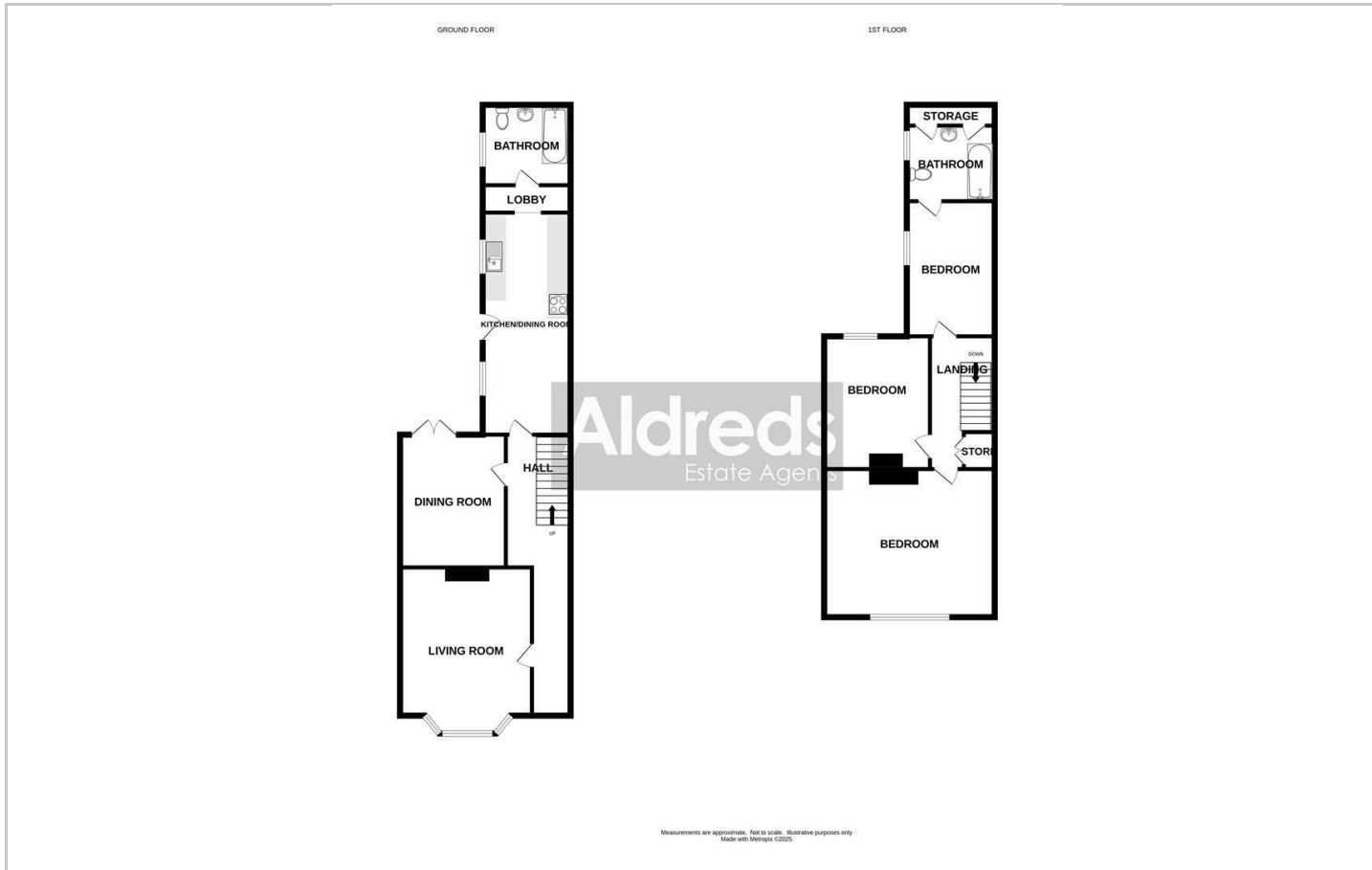
## TERMS

NO SMOKING

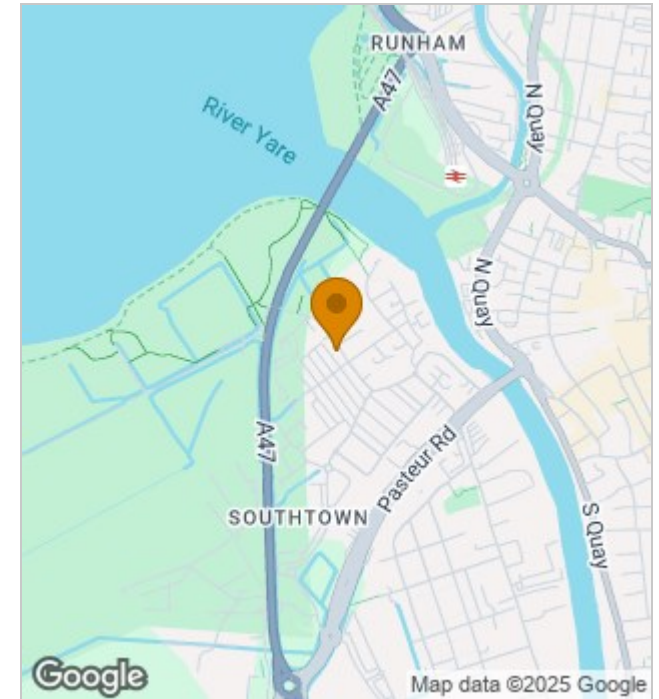
## ADDITIONAL INFO

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.

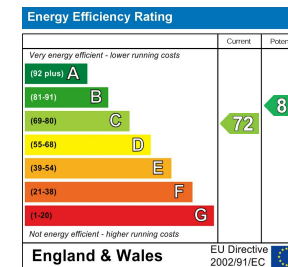
## Floor Plans



## Location Map



## Energy Performance 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

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