

TO LET



House - Terraced

# DEVONSHIRE ROAD, GREAT YARMOUTH NR30 3AL

Per Month

## £825 Per Month

### FEATURES

- Two Bedrooms
- Beautifully decorated
- Terraced House
- EPC Rating C



# 2 Bedroom House - Terraced located in Great Yarmouth

## Living Room

22'3" x 11'5"

Composite door leading into the front of the property, UPVC double glazed window to the front aspect, cupboard space, stairway to the first floor, LED spot lights and new carpets.

## Kitchen

10'9" x 6'6"

Composite door leading to rear access, UPVC double glazed window to the side and rear aspect. Integrated oven with hob and extractor, range of high/low units with marble effect worktop and splash back. Space for washing machine and fridge/freezer.

## Bedroom 1

11'5" x 11'5"

UPVC double glazed window to the front aspect, radiator and carpet.

## Bedroom 2

6'6" x 10'2"

UPVC double glazed window to the front aspect, radiator and carpet.

## Bathroom

10'9" x 6'2"

UPVC double glazed window to the side aspect with frosted glass, panel bath with shower overhead, glass shower screen and splash back. Low level WC, stand alone sink basin, cupboard housing gas boiler.

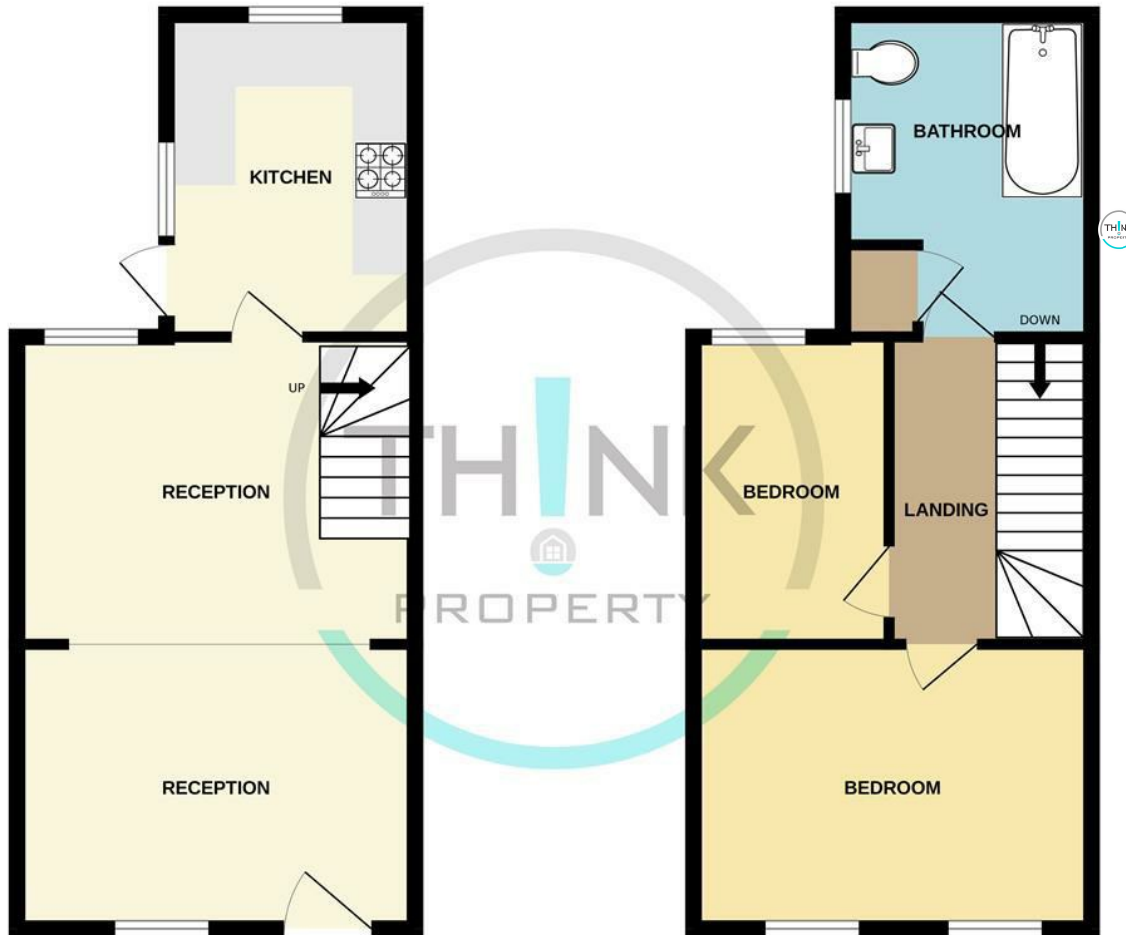


NORWICH LETTINGS | 3 VISION PARK, QUEENS HILLS, NORWICH, NR8 5HD



GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.

1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

