



**Flat 1, 28 Nelson Road North**  
Great Yarmouth, NR30 2AT

**£595 pcm**  
EPC Rating D

**2 bedroom flat offered in central Great Yarmouth location. Just a short walk from the town centre with main bus station and a short walk to Great Yarmouth seafront.**

### **GROUND FLOOR ENTRANCE**

door to the right provides access to the first floor flat; carpeted stairs and landing.

### **LOUNGE**

15' 8" x 11' 1" (4.8m maximum x 3.4m including bay window) carpet; UPVC double glazed bay window to front; storage heater.

### **KITCHEN**

9' 10" x 8' 6" (3.0m x 2.6m) vinyl flooring; wall and base units with work surface over; high level window; storage heater.

### **BEDROOM 1**

10' 9" x 7' 6" (3.3m x 2.3m) carpet; double glazed window to front; storage heater.

### **BEDROOM 2**

10' 2" x 9' 2" (3.1m maximum x 2.8m) carpet; double glazed window to rear; storage heater; cupboard housing water tank.

### **SHOWER ROOM**

vinyl flooring; white suite comprising of low level wc; hand wash basin; corner shower cubicle.

### **VIEWINGS**

Strictly by appointment with the letting agents, BYCROFT LETTINGS, tel: 01 493 844489.