



32 Wright Close

Caister-on-Sea, Great Yarmouth, NR30 5XQ

£995 pcm

EPC Rating D

Three bedroom semi-detached house situated in a cul-de-sac location within the popular coastal village of Caister-on-Sea with wet room and two allocated parking spaces. The property has been redecorated throughout and new carpets fitted to the bedrooms for the start of this tenancy.

ENTRANCE HALL

10' 2" max x 6' 6" max (3.1m x 1.98m) UPVC double glazed door to front; wood effect laminate flooring; carpeted stairs to first floor landing; door to Lounge, opening to Kitchen.

KITCHEN

9' 0" x 7' 11" (2.74m x 2.41m) vinyl flooring; fitted with a range of wall and base units with roll edge worksurfaces over; inset single drainer sink with mixer tap; built in electric oven; inset electric hob with cooker hood over; plumbing for washing machine; UPVC double glazed window to front.

LOUNGE

14' 4" max x 16' 0" max (4.37m x 4.88m) carpet; understairs storage cupboard; UPVC double glazed window to rear; UPVC double glazed doors to Conservatory.

CONSERVATORY

8' 0" x 6' 1" (2.44m x 1.85m) carpet; brick and UPVC construction with UPVC double glazed windows to rear and both side aspects; UPVC double glazed door to side.

FIRST FLOOR LANDING

carpet; loft access; built in airing cupboard.

BEDROOM 1

12' 3" x 8' 11" (3.73m x 2.72m) newly fitted carpet; UPVC double glazed window to front; radiator.

BEDROOM 2

10' 2" x 8' 11" (3.1m x 2.72m) newly fitted carpet; UPVC double glazed window to rear with sea glimpses; radiator.

BEDROOM 3

6' 8" x 6' 9" (2.03m x 2.06m) newly fitted carpet; UPVC double glazed window to rear with sea glimpses; radiator.

WET ROOM

6' 8" max x 5' 5" max (2.03m x 1.65m) recently fitted with a white suite comprising of a low level wc; pedestal wash hand basin; wall mounted electric shower unit; tiled splashbacks; UPVC double glazed window to front; extractor fan; waterproof flooring.

OUTSIDE

To the outside front of the property is an open plan garden area laid mainly to shingle for low maintenance with a paved pathway approach and covered storm porch. Two private parking spaces are allocated in front of the property. To the rear is an enclosed, paved, low maintenance garden with timber shed and side access gate.

VIEWINGS

Strictly by appointment with the letting agents, BYCROFT LETTINGS, tel: 01493 844489.

COUNCIL TAX

The property is currently listed as Band B.

