



17 Row 34, North Quay
Great Yarmouth, NR30 1JL

£800 pcm
EPC Rating E

Completely renovated two bed end terraced property in central Great Yarmouth location just a short walk from the town centre and the train station.

LOUNGE

11' 5" x 11' 9" max (3.5m x 3.6m) grey wood effect laminate flooring; double glazed entrance door; double glazed window to front; radiator; door to Dining Room.

DINING ROOM

10' 9" x 9' 10" (3.3m x 3.0m) grey wood effect laminate flooring; radiator; carpeted stairs to first floor; double glazed window to rear; opening to Kitchen.

KITCHEN

8' 2" x 6' 2" (2.5m x 1.9m) grey wood effect laminate flooring; brand new grey fitted units with vinyl worksurface over; stainless steel sink with mixer tap; built in electric oven and four ring electric hob; double glazed door and window to rear.

SMALL FIRST FLOOR LANDING

grey carpet.

BEDROOM 1

11' 5" x 11' 5" max (3.5m x 3.5m) grey carpet; radiator; double glazed window to front.

BEDROOM 2

11' 1" x 8' 2" max (3.4m x 2.5m) grey carpet; radiator; double glazed window to rear; storage cupboard/wardrobe; door to:

BATHROOM

brand new white suite comprising of low level wc; hand wash basin; bath with electric shower over; tiled splashbacks; grey wood effect vinyl flooring; frosted double glazed window to side.

OUTSIDE

To the rear there is an enclosed yard with outside tap and gate leading to rear service passage.

VIEWINGS

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

COUNCIL TAX

The property is currently listed as Band A.

