



**Twin Crossings, Beccles Road**  
St Olaves, Great Yarmouth, NR31 9HE

**£975 pcm**  
EPC Rating D

**Redecorated and newly fitted carpets to this lovely three bed property in popular St Olaves location within close proximity of both Lowestoft and Great Yarmouth.**

### **ENTRANCE LEAN TO LOBBY AREA**

double glazed entrance door to front and to the rear leading into the rear garden; this is a covered canopied area ideal for storage.

### **ENTRANCE HALLWAY**

brand new carpet; double glazed entrance door; radiator; doors to Lounge, Kitchen and WC; carpeted stairs to first floor.

### **LOUNGE**

17' 0" x 10' 9" (5.2m x 3.3m) brand new carpet; two radiators; large double glazed window to front aspect; fireplace (for aesthetics purposes only, not to be used).

### **WC**

newly fitted flooring; white wc; white hand wash basin within vanity unit; radiator; frosted double glazed window; storage cupboard.

### **KITCHEN / DINER**

18' 0" x 7' 10" (5.5m x 2.4m) brand new vinyl flooring; a good range of wall and base units with drawers and worksurface over; built in electric oven with space over for microwave; four ring ceramic hob with extractor hood over; one and a half bowl composite sink; double glazed windows overlooking garden; radiator; cupboard housing water tank; double glazed door to side.

### **FIRST FLOOR LANDING**

brand new carpet; large double glazed window to side; radiator; loft access.

### **BEDROOM 1**

16' 4" x 11' 1" (5.0m x 3.4m) brand new carpet; three double glazed windows overlooking front aspect with blinds; two radiators.

### **BEDROOM 2**

9' 6" x 7' 10" (2.9m x 2.4m) brand new carpet; radiator; double glazed window with blind to rear.

### **BEDROOM 3**

8' 6" x 7' 10" (2.6m x 2.4m) brand new carpet; radiator; double glazed window with blind to rear.

### **BATHROOM**

vinyl flooring; modern white suite comprising of low level wc; hand wash basin; bath with mains connected shower over; frosted double glazed window to side; radiator.

### **OUTSIDE**

To the front of the property is a driveway providing parking for at least two or three vehicles and garage with up and over door and rear access door. To the rear is an enclosed garden with patio and decking areas, shed, lawned area, oil tank and access into the garage.

### **VIEWINGS**

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

### **COUNCIL TAX**

The property is currently listed as Band D.

