



68 University Crescent
Gorleston, Great Yarmouth, NR31 7QQ

£1,100 pcm
EPC Rating D

Completely refurbished three bed family home offered on a generous corner plot with brand new fitted kitchen, bathroom, flooring and freshly decorated throughout with ample parking to the front of the property.

ENTRANCE LOBBY / PORCH AREA

wood effect vinyl flooring; sliding patio door with double glazed internal door leading into Entrance Hallway.

ENTRANCE HALLWAY

wood effect vinyl flooring; carpeted stairs to first floor; double glazed entrance door; radiator; understairs storage cupboard.

LOUNGE / DINING ROOM

22' 3" x 11' 9" max (6.8m x 3.6m)

LOUNGE AREA

11' 9" x 11' 5" (3.6m x 3.5m) wood effect vinyl flooring; double glazed window to front with newly fitted vertical blind; radiator; archway opening to Dining Area.

DINING AREA

10' 2" x 9' 2" (3.1m x 2.8m) wood effect vinyl flooring; radiator; double glazed window to rear with newly fitted vertical blind; door to Kitchen.

KITCHEN

13' 1" x 10' 5" max (4.0m x 3.2m) wood effect vinyl flooring; brand new light grey gloss wall and base units with four drawer unit and wood effect worksurface over; brand new built in electric oven, hob and extractor hood; black matt sink and drainer with mixer tap; two double glazed windows with newly fitted vertical blind and door out to rear garden; radiator; recess area for washing machine.

FIRST FLOOR LANDING

wood effect vinyl flooring; radiator; loft access; storage cupboard; doors to Bedrooms and Bathroom.

BEDROOM 1

11' 9" x 11' 5" (3.6m x 3.5m) wood effect vinyl flooring; radiator; double glazed window to front with newly fitted vertical blind.

BEDROOM 2 (L-SHAPED ROOM)

12' 9" max x 10' 5" max (3.9m x 3.2m) wood effect vinyl flooring; radiator; double glazed window to rear with newly fitted vertical blind.

BEDROOM 3

6' 10" x 7' 10" plus recess area (2.1m x 2.4m) wood effect vinyl flooring; radiator; double glazed window to front with newly fitted vertical blind.

BATHROOM

wood effect vinyl flooring; brand new white suite comprising of hand wash basin within vanity unit; p-shaped bath with mains connected shower with handheld and waterfall showerheads and screen to side; frosted double glazed window to rear.

WC

wood effect vinyl flooring; white low level wc; radiator; frosted double glazed window to rear.

OUTSIDE

The property is situated on a generous size corner plot with large front corner garden and driveway. To the rear is an enclosed garden with side area housing an outside store, patio area and side access gate.

VIEWINGS

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

COUNCIL TAX

The property is currently listed as Band B.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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