



**66 Boundary Road**

Southtown, Great Yarmouth, NR31 0JY

**£850 pcm**

EPC Rating C

**A two bedroom property which will be offered with newly fitted floors throughout and freshly decorated prior to the tenancy starting. Located on the outskirts of Southtown in Great Yarmouth which is ideally located for transport links, schools and amenities.**

### **ENTRANCE HALL & HALLWAY**

UPVC double glazed door; carpet; wall mounted radiator; stairs to first floor; doors to Kitchen, Cloakroom and Lounge.

### **CLOAKROOM**

vinyl flooring; wall mounted radiator; UPVC double glazed window; low level wc; small corner hand wash basin.

### **KITCHEN**

12' 5" x 7' 9" (3.79m x 2.37m) vinyl flooring; wall mounted radiator; UPVC double glazed window; fitted with a range of wall and base units; integrated cooker, hob and extractor fan; space for washing machine and fridge freezer.

### **LOUNGE**

15' 3" x 10' 11" (4.66m x 3.33m) carpet; wall mounted radiator; UPVC double glazed window; UPVC double glazed patio doors leading out to rear garden.

### **STAIRS & LANDING**

carpet; wall mounted radiator; loft access; doors into Bathroom and Bedrooms.

### **BEDROOM 1**

11' 7" x 10' 3" (3.54m x 3.13m) carpet; wall mounted radiator; UPVC double glazed window; walk in cupboard with shelving and wall mounted radiator.

### **BEDROOM 2**

13' 1" x 8' 8" (4.01m x 2.66m) carpet; wall mounted radiator; UPVC double glazed window.

### **BATHROOM**

7' 4" x 6' 5" (2.26m x 1.96m) vinyl flooring; wall mounted radiator; UPVC double glazed frosted window; hand wash basin; low level wc; bath with wall mounted mains connected shower over.

### **OUTSIDE**

To the front of the property there is a small ramp style paved pathway to front door. To the rear there is an enclosed garden laid mainly to lawn, pedestrian access to the rear and wooden shed. There is allocated parking with this property.

### **VIEWINGS**

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

### **COUNCIL TAX**

The property is currently listed as Band B.

