



9 The Oaks

Wapping, Ormesby, NR29 3GY

£850 pcm

EPC Rating D

Two bedroom end terrace house built to a high specification on The Oaks development overlooking the village green. Entrance hall, lounge, kitchen/dining room, two bedrooms, bathroom. UPVC double glazing, calor gas central heating. Front and rear gardens. Allocated car parking.

ENTRANCE HALL

11' 3" x 3' 6" (3.44m x 1.07m) carpet; radiator; smoke alarm; store cupboard.

CLOAKROOM

5' 2" x 4' 5" (1.59m x 1.35m) wc; hand wash basin; radiator; fitted carpet; electric consumer unit.

LOUNGE

11' 3" x 9' 10" (3.44m x 3.0m) plus bay window 1.44m x 0.92m; fitted carpet; radiator; central heating control.

KITCHEN / DINING ROOM

19' 6" x 7' 10" (5.95m x 2.40m) vinyl flooring; fitted radiators; sliding patio doors to rear.

Fitted kitchen comprising a range of floor and wall mounted kitchen cupboards and drawers with cream fronts and stainless steel pull handles; mock wooden worktops over; single drainer sink unit; fitted electric oven with four ring ceramic hob and extractor unit above; fitted fridge and washing machine (no cupboard front).

STAIRWELL LEADING TO FIRST FLOOR

LANDING

with airing cupboard.

BEDROOM 1

11' 3" x 9' 8" (3.43m x 2.95m) fitted carpets; UPVC window to rear elevation; fitted wardrobe.

BEDROOM 2

10' 1" x 8' 2" (3.08m x 2.51m) plus 1.41m x 1.91m; fitted carpet; window to front elevation; fitted wardrobe.

BATHROOM

7' 10" x 5' 9" (2.40m x 1.76m) fitted vinyl flooring; bath suite comprising a bath with plastic side panel; power shower fitted over and shower screen; low level wc; hand wash basin; towel radiator; Velux window; spotlighting; extractor fan.

OUTSIDE

To the front of the property there is a forecourt garden. To the side of the property there is an allocated car parking space. To the rear of the property there is a fully enclosed courtyard with timber decking.

SERVICES

We believe that mains water, electricity and drainage are connected to the property. Central heating is provided by a gas central heating system.

COUNCIL TAX

Band B.

VIEWINGS

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