



17 Colomb Road

Gorleston, Great Yarmouth, NR31 8BT

£1,000 pcm

EPC Rating C

A stunning three bed mid-terraced property with a lovely enclosed garden and decking area situated close to shops and amenities as well as James Paget Hospital.

ENTRANCE PORCH

HALLWAY

wall mounted radiator.

LOUNGE

9' 6" x 10' 11" (2.91m x 3.34m) wood laminate flooring; UPVC double glazed window; wall mounted radiator.

DINING ROOM

10' 1" x 11' 11" (3.08m x 3.64m) carpet; UPVC double glazed window; wall mounted radiator; understairs storage cupboard.

KITCHEN

9' 9" x 6' 10" (2.98m x 2.09m) vinyl flooring; UPVC double glazed window; a range of wall and base units; space for cooker; stainless steel sink unit.

UTILITY ROOM

6' 6" x 7' 6" (2.00m x 2.30m) vinyl flooring; base units and shelving area; space for washing machine and fridge freezer.

BATHROOM

7' 3" x 7' 2" (2.21m x 2.20m) tiled flooring; UPVC double glazed window; wall mounted radiator; three piece suite comprising low level wc; p-shaped bath with wall mounted mains connected shower over; hand wash basin with wall mounted mirror over; wall mounted towel heater.

FIRST FLOOR LANDING

airing cupboard.

BEDROOM 1

12' 11" x 10' 11" (3.94m x 3.35m) carpet; two UPVC double glazed windows; wall mounted radiator; built in wardrobes.

BEDROOM 2

11' 11" x 7' 7" (3.65m x 2.32m) wood flooring; UPVC double glazed window; wall mounted radiator.

BEDROOM 3

9' 4" x 6' 11" (2.87m x 2.13m) carpet; UPVC double glazed window; wall mounted radiator.

OUTSIDE

To the front of the property there is a paved area with small wrought iron gate. To the rear is an enclosed garden with two separate decking areas, lawn with mature borders and large shed with power supply.

VIEWINGS

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

COUNCIL TAX

The property is currently listed as Band A.

