



69 Howard's Way

Bradwell, Great Yarmouth, NR31 9FU

£1,050 pcm

EPC Rating C

Three bedroom townhouse situated on the popular Bluebell Meadow development within close proximity of Gorleston and Bradwell, all local schools and James Paget Hospital. Offered with en suite to second floor bedroom, downstairs WC, driveway to the front and enclosed garden to the rear.

ENTRANCE PORCH

wood effect laminate flooring; radiator; double glazed entrance door; internal door to Lounge.

LOUNGE

14' 9" x 11' 9" (4.5m x 3.6m) wood effect laminate flooring; double glazed window to front; radiator; internal door to Inner Hallway / Lobby Area.

INNER HALLWAY / LOBBY AREA

wood effect laminate flooring; carpeted stairs to first floor; doors to Kitchen and WC.

WC

wood effect vinyl flooring; white suite comprising of low level wc; hand wash basin; radiator.

KITCHEN

11' 9" x 7' 6" max (3.6m x 2.3m) wood effect vinyl flooring; modern cream wall and base units with wood effect work surface over; built in electric oven and four ring hob with extractor hood over; one and a half bowl stainless steel sink unit with drainer; double glazed patio door onto garden; space and plumbing for washing machine and dishwasher; space for fridge freezer; radiator; double glazed window overlooking garden; double glazed patio doors out to garden.

FIRST FLOOR LANDING

carpet; radiator; carpeted stairs to second floor; doors to Bathroom and two Bedrooms.

BEDROOM 2

11' 9" x 10' 5" (3.6m x 3.2m) carpet; radiator; two double glazed windows to front aspect.

BEDROOM 3

12' 1" x 8' 10" (3.7m x 2.7m) wood effect laminate flooring; radiator; double glazed window to rear aspect.

BATHROOM

5' 6" x 7' 10" (1.7m x 2.4m) wood effect vinyl flooring; white suite comprising of a low level wc; hand wash basin; bath; radiator.

SECOND FLOOR LANDING

carpet; storage cupboard.

BEDROOM 1

13' 1" x 8' 6" (4.0m x 2.6m) carpet; radiator; double glazed window to front aspect; door to En Suite.

EN SUITE

11' 1" x 5' 10" (3.4m x 1.8m) wood effect vinyl flooring; white suite comprising of low level wc; hand wash basin; shower cubicle; Velux window; radiator.

OUTSIDE

To the rear of the property is an enclosed garden mainly laid to lawn with small patio area and rear access gate. To the front is parking for two vehicles.

VIEWINGS

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

COUNCIL TAX

The property is currently listed as Band C.