



12a Regent Street
Great Yarmouth, NR30 1RN

£950 pcm
EPC Rating C

Bycroft Lettings are delighted to present this newly renovated three bedroom maisonette apartment situated in this central Great Yarmouth location within walking distance of the main town shopping centre (with train and bus links) as well as the seafront. Offered with newly fitted kitchen, bathroom, Karndean flooring throughout and oak internal doors. Available immediately.

ENTRANCE HALL

wooden entrance door; external telephone entry system; Karndean flooring; radiator; stairs to first floor with carpet runner.

FIRST FLOOR

Karndean flooring; telephone for entry system; rear window; radiator; stairs to second floor; doors to Cloakroom, Kitchen and Lounge.

CLOAKROOM

Karndean flooring; wc with concealed push button cistern and wash hand basin with cupboard under; frosted window; wall mounted gas boiler.

LOUNGE / DINER

22' 4" max x 13' 11" (6.81m x 4.24m) bright, airy room with ceiling height of 9' 2" and three windows to front aspect; Karndean flooring; two radiators; ornate coving with panelling to walls.

KITCHEN

9' 6" x 9' 11" (2.9m x 3.02m) plus useful alcove; Karndean flooring; newly fitted kitchen comprising two I-shaped worktops with a range of base cupboards and drawers and wall units; built in oven; four ring hob with concealed light and extractor; space and plumbing for washing machine; breakfast bar area; one bowl sink with mixer tap; rear window.

SECOND FLOOR LANDING

Karndean flooring; radiator; access to roof space.

BEDROOM 1

13' 10" x 12' 2" (4.22m x 3.71m) Karndean flooring; window to front aspect; radiator.

BEDROOM 2

13' 10" x 9' 7" (4.22m x 2.92m) Karndean flooring; window to front aspect; radiator.

BEDROOM 3

9' 10" max x 11' 3" max (3m x 3.43m) Karndean flooring; window to rear aspect; radiator.

BATHROOM

Karndean flooring; corner wc; bath with matt black mixer tap and shower attachment; vanity unit comprising wash hand basin with matt black mixer tap and double cupboard under; fully tiled walls; frosted window; black matt heated towel rail; extractor fan.

VIEWINGS

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

COUNCIL TAX

This property is currently listed as Band (to be confirmed).



GROUND FLOOR



FIRST FLOOR

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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