



9 Villa Place, Albion Road  
Great Yarmouth, NR30 2HU

£1,050 pcm  
EPC Rating B

**Very well presented property less than 1 year old with three/four bedroom house in the centre of Great Yarmouth offered with allocated parking space. The property is within walking distance of all the local amenities and Seafront as well as the town centre, bus station and train station. The property benefits from downlights throughout, recently fitted kitchen, bathroom and flooring and each room has a USB socket.**

### **ENTRANCE HALLWAY**

fitted matting into Karndean style flooring; double glazed entrance door; wall mounted radiator; double doors to cloaks/storage cupboard; carpeted stairs to first floor; doors to Kitchen, Lounge and WC.

### **WC**

Karndean style flooring; radiator; frosted double glazed window; low level wc; hand wash basin with grey gloss vanity unit beneath.

### **KITCHEN**

8' 10" x 6' 6" (2.69m x 1.98m) Karndean style flooring; grey shaker style wall and base units with wood effect worksurface over; built in electric oven with four ring ceramic hob and stainless steel extractor hood over with light; recess areas for washing machine and fridge freezer; stainless steel sink and drainer; wall mounted boiler; double glazed window to front with blackout blind.

### **LOUNGE**

13' 1" max x 13' 1" max (3.99m x 3.99m) Karndean style flooring; radiator; understairs storage cupboard; French doors with glass strips either side leading onto the garden.

### **FIRST FLOOR LANDING**

carpet; doors to two Bedrooms; carpeted stairs to Second Floor.

### **BEDROOM 1**

13' 1" x 8' 10" (3.99m x 2.69m) carpet; radiator; double glazed window to front with blackout blind; door to En Suite.

### **EN SUITE**

Karndean style flooring; white suite comprising of low level wc; hand wash basin with grey vanity unit beneath; corner shower cubicle with mains connected shower; wall mounted towel warmer/radiator.

### **BEDROOM 2 / SECOND LOUNGE**

13' 1" x 9' 10" (3.99m x 3m) carpet; radiator; double glazed French doors to Juliette balcony with curtain pole over.

### **SECOND FLOOR LANDING**

carpet; doors to Bedrooms and Family Bathroom.

### **BEDROOM 3 (L-SHAPED ROOM)**

13' 1" x 9' 10" narrowing to 7' 2" (3.99m x 3m) carpet; radiator; double glazed window to rear with blackout blind.

### **FAMILY BATHROOM**

Karndean style flooring; white suite comprising of low level wc; hand wash basin with grey vanity unit beneath; bath with electric shower over and glass shower screen to side; wall mounted towel warmer/radiator.

### **BEDROOM 4**

13' 1" x 8' 10" (3.99m x 2.69m) carpet; radiator; double glazed window to front with blackout blind.

### **OUTSIDE**

To the front of the property there is an allocated brickweave parking space. To the rear there is an enclosed area with a low maintenance shingled garden and small patio outside the lounge doors. There is a rear gate giving access onto a passage leading onto Albion Road.

### **VIEWINGS**

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

### **COUNCIL TAX**

The property is currently listed as Band B.

14 Regent Street  
Great Yarmouth  
Norfolk  
NR30 1RN

[www.bycroftestateagents.co.uk](http://www.bycroftestateagents.co.uk)  
01493 844489  
[mw@bycroftestateagents.co.uk](mailto:mw@bycroftestateagents.co.uk)

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