



11 King Georges Avenue  
Rollesby, Great Yarmouth, NR29 5EN

£1,200 pcm  
EPC Rating E

**A beautifully presented three double bedroom detached bungalow with wrap around garden and parking set in the heart of Rollesby with access to bus links and local amenities.**

### **KITCHEN**

10' 3" x 13' 4" (3.13m x 4.07m) tiled flooring; wall mounted radiator; range of wall and base units; space for washing machine and fridge freezer; integrated cooker, hob and extractor; one and a half stainless steel sink unit with drainer; UPVC double glazed door; UPVC double glazed window.

### **HALLWAY**

tiled flooring; wall mounted radiator.

### **LOUNGE**

14' 9" x 13' 5" narrowing to 11' 6" (4.51m x 4.11m to 3.53m) carpet; wall mounted radiator; UPVC double glazed window; open fireplace with stone surround.

### **BATHROOM**

5' 5" x 6' 4" (1.66m x 1.95m) tiled flooring; p-shaped bath with wall mounted mains connected shower over; low level wc; hand wash basin; wooden frosted window; wall mounted towel heater.

### **DINING ROOM**

10' 5" x 8' 11" (3.20m x 2.73m) carpet; wall mounted radiator; white painted wooden window.

### **BEDROOM 3**

10' 3" x 9' 11" (3.14m x 3.04m) carpet; wall mounted radiator; UPVC double glazed window.

### **BEDROOM 2**

12' 7" x 11' 10" (3.86m x 3.63m) carpet; wall mounted radiator; UPVC double glazed window.

### **BEDROOM 1**

12' 7" x 11' 10" (3.84m x 3.63m) carpet; wall mounted radiator; UPVC double glazed window.

### **OUTSIDE**

To the front of the property is a driveway providing off road parking with a gravel and grassed area. The garden to the rear is a large wrap around garden with mature trees and bushes and an area of hard standing with a lean-to on the side of the property accessed via a UPVC double glazed door.

### **VIEWINGS**

Strictly by appointment with the letting agents, BYCROFT LETTINGS, tel: 01 493 844489.

### **COUNCIL TAX**

The property is currently listed as Band C.



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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 and 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