









21 High Street Gorleston, Great Yarmouth, NR31 6RT

£750 pcm EPC Rating D

### **LOUNGE**

12' 0"  $\times$  10' 8" narrowing to 7' 5" (3.67m  $\times$  3.27m to 2.28m) carpet; wall mounted radiator; UPVC double glazed window; front entrance door; feature fireplace; open staircase to first floor.

#### **KITCHEN**

12' 0"  $\times$  6' 3" (3.67m  $\times$  1.92m) tiled flooring; wall and base units; integrated double oven, hob and extractor hood; space for fridge freezer and washing machine; UPVC double glazed window.

### **BEDROOM**

12' 2" x 10' 11" narrowing to 8' 2" (3.71m x 3.35m to 2.49m) carpet; wall mounted radiator; UPVC double glazed window.

#### **BATHROOM**

12' 1" x 6' 2" (3.70m x 1.90m) vinyl flooring; wall mounted radiator; wall mounted mains connected shower over bath; low level wc; hand wash basin; UPVC double glazed window.

# **OUTSIDE**

To the rear there is a yard / patio area.

### **VIEWINGS**

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

# **COUNCIL TAX**















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