



**3 Manorfield Close**

Ormesby, Great Yarmouth, NR29 3RF

**£845 pcm**

EPC Rating D



**Freshly decorated two bed end terraced property on corner plot with conservatory, driveway and garage situated in the village of Ormesby. Available immediately.**

### **ENTRANCE HALLWAY**

carpet; radiator; carpeted stairs to first floor; double glazed entrance door; door into Lounge.

### **LOUNGE (L-SHAPED)**

18' 4" narrowing to 8' 10" x 12' 1" narrowing to 8' 2" (5.6m to 2.7m x 3.7m to 2.5m) laminate flooring; two radiators; dual aspect double glazed windows to front and side; understairs storage cupboard; doors leading into Conservatory; archway into Kitchen.

### **KITCHEN**

6' 10" x 8' 10" (2.1m x 2.7m) tiled flooring; range of white gloss wall and base units with worksurface over; built in electric oven and four ring electric hob with extractor hood over; composite sink unit with mixer tap; double glazed window overlooking rear garden; fridge left as goodwill.

### **CONSERVATORY**

8' 6" x 7' 6" (2.6m x 2.3m) wood effect vinyl flooring; radiator; double glazed windows overlooking garden; double glazed patio doors onto small patio area.

### **FIRST FLOOR LANDING**

carpet; loft access; doors to Bedrooms and Bathroom.

### **BEDROOM 1**

12' 5" x 9' 2" (3.8m x 2.8m) carpet; radiator; double glazed window to front; storage cupboard housing hot water tank.

### **BEDROOM 2**

8' 10" x 8' 6" (2.7m x 2.6m) carpet; radiator; double glazed window to rear.

### **BATHROOM**

newly fitted vinyl flooring; white suite comprising low level wc; hand wash basin; bath with electric shower over; radiator; frosted double glazed window.

### **OUTSIDE**

The property is situated on a corner plot with a large lawned area to the front and side. To the rear is a small enclosed garden with small patio area with steps leading up to a raised lawned area with borders to the edge, concealed oil tank and gate giving access to the garage and driveway.

### **VIEWINGS**

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

### **COUNCIL TAX**

The property is currently listed as Band A.







3 Manorfield Close

Ormesby, Great Yarmouth, NR29 3RF

£845 pcm

EPC Rating D



**Freshly decorated two bed end terraced property on corner plot with conservatory, driveway and garage situated in the village of Ormesby. Available immediately.**

### **ENTRANCE HALLWAY**

carpet; radiator; carpeted stairs to first floor; double glazed entrance door; door into Lounge.

### **LOUNGE (L-SHAPED)**

18' 4" narrowing to 8' 10" x 12' 1" narrowing to 8' 2" (5.6m to 2.7m x 3.7m to 2.5m) laminate flooring; two radiators; dual aspect double glazed windows to front and side; understairs storage cupboard; doors leading into Conservatory; archway into Kitchen.

### **KITCHEN**

6' 10" x 8' 10" (2.1m x 2.7m) tiled flooring; range of white gloss wall and base units with worksurface over; built in electric oven and four ring electric hob with extractor hood over; composite sink unit with mixer tap; double glazed window overlooking rear garden; fridge left as goodwill.

### **CONSERVATORY**

8' 6" x 7' 6" (2.6m x 2.3m) wood effect vinyl flooring; radiator; double glazed windows overlooking garden; double glazed patio doors onto small patio area.

### **FIRST FLOOR LANDING**

carpet; loft access; doors to Bedrooms and Bathroom.

### **BEDROOM 1**

12' 5" x 9' 2" (3.8m x 2.8m) carpet; radiator; double glazed window to front; storage cupboard housing hot water tank.

### **BEDROOM 2**

8' 10" x 8' 6" (2.7m x 2.6m) carpet; radiator; double glazed window to rear.

### **BATHROOM**

newly fitted vinyl flooring; white suite comprising low level wc; hand wash basin; bath with electric shower over; radiator; frosted double glazed window.

### **OUTSIDE**

The property is situated on a corner plot with a large lawned area to the front and side. To the rear is a small enclosed garden with small patio area with steps leading up to a raised lawned area with borders to the edge, concealed oil tank and gate giving access to the garage and driveway.

### **VIEWINGS**

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

### **COUNCIL TAX**

The property is currently listed as Band A.







3 Manorfield Close

Ormesby, Great Yarmouth, NR29 3RF

£845 pcm

EPC Rating D



**Freshly decorated two bed end terraced property on corner plot with conservatory, driveway and garage situated in the village of Ormesby. Available immediately.**

### **ENTRANCE HALLWAY**

carpet; radiator; carpeted stairs to first floor; double glazed entrance door; door into Lounge.

### **LOUNGE (L-SHAPED)**

18' 4" narrowing to 8' 10" x 12' 1" narrowing to 8' 2" (5.6m to 2.7m x 3.7m to 2.5m) laminate flooring; two radiators; dual aspect double glazed windows to front and side; understairs storage cupboard; doors leading into Conservatory; archway into Kitchen.

### **KITCHEN**

6' 10" x 8' 10" (2.1m x 2.7m) tiled flooring; range of white gloss wall and base units with worksurface over; built in electric oven and four ring electric hob with extractor hood over; composite sink unit with mixer tap; double glazed window overlooking rear garden; fridge left as goodwill.

### **CONSERVATORY**

8' 6" x 7' 6" (2.6m x 2.3m) wood effect vinyl flooring; radiator; double glazed windows overlooking garden; double glazed patio doors onto small patio area.

### **FIRST FLOOR LANDING**

carpet; loft access; doors to Bedrooms and Bathroom.

### **BEDROOM 1**

12' 5" x 9' 2" (3.8m x 2.8m) carpet; radiator; double glazed window to front; storage cupboard housing hot water tank.

### **BEDROOM 2**

8' 10" x 8' 6" (2.7m x 2.6m) carpet; radiator; double glazed window to rear.

### **BATHROOM**

newly fitted vinyl flooring; white suite comprising low level wc; hand wash basin; bath with electric shower over; radiator; frosted double glazed window.

### **OUTSIDE**

The property is situated on a corner plot with a large lawned area to the front and side. To the rear is a small enclosed garden with small patio area with steps leading up to a raised lawned area with borders to the edge, concealed oil tank and gate giving access to the garage and driveway.

### **VIEWINGS**

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

### **COUNCIL TAX**

The property is currently listed as Band A.







3 Manorfield Close

Ormesby, Great Yarmouth, NR29 3RF

£845 pcm

EPC Rating D



**Freshly decorated two bed end terraced property on corner plot with conservatory, driveway and garage situated in the village of Ormesby. Available immediately.**

### **ENTRANCE HALLWAY**

carpet; radiator; carpeted stairs to first floor; double glazed entrance door; door into Lounge.

### **LOUNGE (L-SHAPED)**

18' 4" narrowing to 8' 10" x 12' 1" narrowing to 8' 2" (5.6m to 2.7m x 3.7m to 2.5m) laminate flooring; two radiators; dual aspect double glazed windows to front and side; understairs storage cupboard; doors leading into Conservatory; archway into Kitchen.

### **KITCHEN**

6' 10" x 8' 10" (2.1m x 2.7m) tiled flooring; range of white gloss wall and base units with worksurface over; built in electric oven and four ring electric hob with extractor hood over; composite sink unit with mixer tap; double glazed window overlooking rear garden; fridge left as goodwill.

### **CONSERVATORY**

8' 6" x 7' 6" (2.6m x 2.3m) wood effect vinyl flooring; radiator; double glazed windows overlooking garden; double glazed patio doors onto small patio area.

### **FIRST FLOOR LANDING**

carpet; loft access; doors to Bedrooms and Bathroom.

### **BEDROOM 1**

12' 5" x 9' 2" (3.8m x 2.8m) carpet; radiator; double glazed window to front; storage cupboard housing hot water tank.

### **BEDROOM 2**

8' 10" x 8' 6" (2.7m x 2.6m) carpet; radiator; double glazed window to rear.

### **BATHROOM**

newly fitted vinyl flooring; white suite comprising low level wc; hand wash basin; bath with electric shower over; radiator; frosted double glazed window.

### **OUTSIDE**

The property is situated on a corner plot with a large lawned area to the front and side. To the rear is a small enclosed garden with small patio area with steps leading up to a raised lawned area with borders to the edge, concealed oil tank and gate giving access to the garage and driveway.

### **VIEWINGS**

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

### **COUNCIL TAX**

The property is currently listed as Band A.







**3 Manorfield Close**

Ormesby, Great Yarmouth, NR29 3RF

**£845 pcm**

EPC Rating D



**Freshly decorated two bed end terraced property on corner plot with conservatory, driveway and garage situated in the village of Ormesby. Available immediately.**

### **ENTRANCE HALLWAY**

carpet; radiator; carpeted stairs to first floor; double glazed entrance door; door into Lounge.

### **LOUNGE (L-SHAPED)**

18' 4" narrowing to 8' 10" x 12' 1" narrowing to 8' 2" (5.6m to 2.7m x 3.7m to 2.5m) laminate flooring; two radiators; dual aspect double glazed windows to front and side; understairs storage cupboard; doors leading into Conservatory; archway into Kitchen.

### **KITCHEN**

6' 10" x 8' 10" (2.1m x 2.7m) tiled flooring; range of white gloss wall and base units with worksurface over; built in electric oven and four ring electric hob with extractor hood over; composite sink unit with mixer tap; double glazed window overlooking rear garden; fridge left as goodwill.

### **CONSERVATORY**

8' 6" x 7' 6" (2.6m x 2.3m) wood effect vinyl flooring; radiator; double glazed windows overlooking garden; double glazed patio doors onto small patio area.

### **FIRST FLOOR LANDING**

carpet; loft access; doors to Bedrooms and Bathroom.

### **BEDROOM 1**

12' 5" x 9' 2" (3.8m x 2.8m) carpet; radiator; double glazed window to front; storage cupboard housing hot water tank.

### **BEDROOM 2**

8' 10" x 8' 6" (2.7m x 2.6m) carpet; radiator; double glazed window to rear.

### **BATHROOM**

newly fitted vinyl flooring; white suite comprising low level wc; hand wash basin; bath with electric shower over; radiator; frosted double glazed window.

### **OUTSIDE**

The property is situated on a corner plot with a large lawned area to the front and side. To the rear is a small enclosed garden with small patio area with steps leading up to a raised lawned area with borders to the edge, concealed oil tank and gate giving access to the garage and driveway.

### **VIEWINGS**

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

### **COUNCIL TAX**

The property is currently listed as Band A.

