



13 Caister Road
Great Yarmouth, NR30 4DA

£800 pcm
EPC Rating D

Very well presented two/three bed terraced property in popular north Great Yarmouth location within close reach of all local amenities benefitting from brand new fitted kitchen, freshly decorated throughout and new flooring.

LOUNGE

10' 5" x 9' 2" (3.2m x 2.8m) newly fitted carpet; radiator; double glazed entrance door and window to front; door to Dining Room.

DINING ROOM

9' 10" x 7' 10" (3.0m x 2.4m) newly fitted carpet; radiator; double glazed window to rear; understairs storage cupboard; carpeted stairs to first floor; opening through to Kitchen.

KITCHEN

17' 8" x 5' 2" (5.4m x 1.6m) newly fitted vinyl flooring; brand new sage colour fitted kitchen with black handles and wood effect worksurface over; space for electric oven and washing machine; stainless steel sink unit with mixer tap; double glazed windows to side and rear aspects both with vertical blinds; wall mounted boiler.

FIRST FLOOR

small carpeted landing area; doors to Bedroom 1 and 2.

BEDROOM 1

10' 9" x 10' 9" (3.3m x 3.3m) newly fitted carpet; radiator; double glazed window to front; cupboard/wardrobe with hanging rail.

BEDROM 2

10' 2" x 8' 2" (3.1m x 2.5m) newly fitted carpet; radiator; double glazed window to rear; door to Bedroom 3/Nursery/Study.

BEDROOM 3 / NURSERY / STUDY

9' 2" x 5' 2" (2.8m x 1.6m) newly fitted carpet; radiator; double glazed window to side; door to Bathroom.

BATHROOM

8' 2" x 5' 2" (2.5m x 1.6m) newly fitted vinyl flooring; suite comprising of low level wc; hand wash basin; bath with mixer tap with showerhead attachment and shower screen to side; radiator; frosted double glazed window.

OUTSIDE

To the rear of the property is an enclosed garden with patio area and lawned section with shed.

AGENT'S NOTE: There is right of way access across the neighbouring properties to access the garden from the rear - this ends with this property so no access is required through the garden of this property.

AGENT'S NOTE

The rooms in this property are not square so average measurements have been taken.

VIEWINGS

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

COUNCIL TAX

The property is currently listed as Band A.

