



37 Church Road

Potter Heigham, Great Yarmouth, NR29 5LL

£1,300 pcm

EPC Rating D

Charming detached thatched cottage offered with two double bedrooms, a pleasant wrap around garden with parking for at least three vehicles and a detached garage/workshop. Although available immediately, please see Agent's Note.

ENTRANCE HALLWAY

wooden floorboards; radiator; wooden entrance door and window to side; storage cupboard housing boiler; door to Shower Room.

SHOWER ROOM

tiled flooring; white suite comprising of a low level wc; hand wash basin; walk in shower enclosure with mains connected shower; double glazed window; radiator.

OPEN PLAN KITCHEN / DINING ROOM

21' 7" x 11' 1" (6.6m x 3.4m) Dining area - wooden floorboards; radiator; two double glazed windows overlooking the garden.

Kitchen area - tiled flooring; hand made wooden kitchen with wood and tile work surface over; appliances left as goodwill to include washing machine and electric oven; butler sink; two windows to front and side aspects.

AGENT'S NOTE - there is a Rayburn oil range oven in situ, but this is not to be used.

LOUNGE

19' 8" x 13' 5" (6.0m x 4.1m) wooden floorboards; central wood burner with tiled hearth; two radiators; triple aspect windows to front, side and rear; pine staircase leading to first floor with small understairs storage cupboard.

FIRST FLOOR LANDING

wooden floorboards; radiator; doors to all rooms.

AGENT'S NOTE - as the property is a traditional style cottage, there are sloped ceilings on the first floor.

BEDROOM 1

13' 9" x 13' 9" (4.2m x 4.2m) wooden floorboards; two radiators; dual aspect windows overlooking the front and rear offering country views.

BEDROOM 2

11' 1" x 9' 10" (3.4m x 3.0m) plus wardrobe/storage cupboard; wooden floorboards; radiator; windows overlooking the front and rear aspects offering country views.

BATHROOM

11' 1" x 8' 6" (3.4m x 2.6m) tiled flooring; radiator; white suite comprising of low level wc; hand wash basin; roll top bath with telephone style mixer tap with showerhead attachment; frosted window to front.

OUTSIDE

The property is accessed via a shared driveway giving access to a shingled drive providing parking for at least three vehicles. Large garage/outbuilding with workshop to side with power, lighting and overhead storage area. (some gardening tools and lawn mower included as goodwill). Outside tap. Wrap around garden with mature bushes surrounding - the tenant will be expected to keep the hedge and garden neat and tidy. Outside oil tank.

AGENT'S NOTE

The roof will be re-thatched end of May/early June so although the property is available immediately, the Landlord's would be prepared to commence the tenancy after this date if that is preferable to the Tenant as parking will be restricted whilst scaffolding is up.

VIEWINGS

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

COUNCIL TAX

The property is currently listed as Band D.

14 Regent Street
Great Yarmouth
Norfolk
NR30 1RN

www.bycroftestateagents.co.uk
01493 844489
lettings@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