



90 Lawn Avenue

Great Yarmouth, NR30 1QW

£950 pcm

EPC Rating C

Spacious three bedroom bay fronted semi-detached property redecorated throughout with good size garden to the rear and driveway parking to the front for at least three vehicles.

ENTRANCE HALLWAY

carpet; radiator; entrance door and windows to side; understairs storage cupboard; carpeted stairs to first floor; doors to Lounge, Dining Room and Kitchen.

LOUNGE

14' 5" x 13' 1" (4.4m x 4.0m) carpet; radiator; bay fronted double glazed window to front; feature fire surround (closed off).

DINING ROOM

12' 1" x 11' 1" (3.7m x 3.4m) carpet; radiator; feature fireplace; double glazed doors with window onto garden.

KITCHEN

11' 9" x 7' 10" (3.6m x 2.4m) tiled flooring; good range of wall and base units with worksurface over; built in oven, hob and extractor hood; space and plumbing for washing machine or dishwasher; additional pantry style built in cupboards; radiator; double glazed window to side; opening to Utility.

UTILITY

8' 10" x 6' 10" (2.7m x 2.1m) tiled flooring; range of units to match Kitchen with worksurface over; washing machine (left as goodwill); space for further appliances; large storage cupboard; double glazed windows to both sides and door to rear.

FIRST FLOOR LANDING

carpet; doors to all rooms.

BEDROOM 1

14' 9" x 13' 1" (4.5m x 4.0m) carpet; radiator; curved double glazed window overlooking the front.

BEDROOM 2

12' 1" x 11' 1" (3.7m x 3.4m) carpet; radiator; double glazed window to rear.

BEDROOM 3

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

WC

low level wc; window to side.

SHOWER ROOM

tiled flooring; radiator; shower cubicle with mains connected shower unit; hand wash basin; windows to front and side aspects.

OUTSIDE

To the front of the property there is a good size driveway providing parking for at least three vehicles. Garage NOT included. To the rear is an enclosed good size garden with mature bushes and shrubs surrounding.

VIEWINGS

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

COUNCIL TAX

The property is currently listed as Band D.