



Flat 4, 19 Friars Lane
Great Yarmouth, NR30 2RP

£550 pcm
EPC Rating D

One bedroom flat with modern fitted kitchen and bathroom. Ideally located just a short walk from Great Yarmouth seafront and town centre.

COMMUNAL ENTRANCE

shared with one other flat.

ENTRANCE HALLWAY

vinyl flooring; two storage cupboards, one housing water cylinder with shelf.

BATHROOM

tilled flooring; white suite comprising of low level wc, hand wash basin with vanity unit beneath and bath with mains fed shower over; high level frosted double glazed window.

LOUNGE

16' 0" x 10' 2" (4.9m x 3.1m) vinyl flooring; corner curved double glazed window to front; wall mounted electric panel heater; door to bedroom; opening through to:

KITCHEN

14' 1" x 5' 6" (4.3m x 1.7m) plus recess area for fridge freezer; tiled flooring; modern gloss wall and base units with worksurface over; built in electric oven, four ring electric hob and fitted extractor fan over; stainless steel sink unit with hot and cold mixer tap; wall mounted electric towel warmer/radiator.

BEDROOM

10' 2" x 10' 2" (3.1m x 3.1m) fitted carpet; double glazed window to side; wall mounted electric heater.

COUNCIL TAX – Band A

VIEWINGS

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

