



**24 Admiralty Road**

Great Yarmouth, NR30 3DQ

**£875 pcm**

EPC Rating TBC

**Well presented two bedroom property just a short walk from Great Yarmouth seafront. Two reception rooms, a brand new fitted kitchen and pleasant enclosed outdoor space to the rear.**

### **ENTRANCE HALLWAY**

14' 1" long (4.3m long) laminate flooring; double glazed entrance door; doors to Lounge, Dining Room and carpeted stairs to first floor.

### **FRONT LOUNGE**

10' 9" max x 10' 5" (3.3m x 3.2m) carpet; radiator; double glazed window to front.

### **RECEPTION 2**

14' 1" x 10' 2" (4.3m x 3.1m) carpet; radiator; double glazed window to rear; chimney breast wall with recess shelving area; understairs storage cupboard with shelving inside; door to Kitchen.

### **KITCHEN**

10' 2" x 6' 10" (3.1m x 2.1m) newly fitted white gloss wall and base units with drawer unit and grey marble effect worksurface over; built in electric oven and four ring ceramic hob; one and a half bowl stainless steel sink unit with mixer tap; cupboard housing the mains electric consumer box and meter; freestanding Logic fridge freezer and freestanding Bosch washing machine (both left as goodwill); double glazed window and door to side; tile effect flooring.

### **SMALL FIRST FLOOR LANDING AREA**

carpet; doors to Bedrooms 1 and 2.

### **BEDROOM 1**

12' 9" x 10' 9" (3.9m x 3.3m) carpet; radiator; double glazed window to front; built in wardrobe with hanging rail inside and curtain to the front.

### **BEDROOM 2**

14' 1" x 10' 2" (4.3m x 3.1m) carpet; radiator; double glazed window to rear; door into Bathroom.

### **BATHROOM**

10' 5" x 7' 2" (3.2m x 2.2m) tile effect vinyl flooring; white suite comprising of hand wash basin; wc; bath with electric shower unit over; double doors leading to generous size storage cupboard housing boiler with shelving inside; two double doored cabinets; frosted double glazed window to side; radiator; further single door mirror fronted cabinet.

### **OUTSIDE**

To the front of the property is a small enclosed yard area. To the rear is an enclosed walled yard area with space for small seating area and room to dry washing. There is an enclosed area which houses the bins and provides outside storage space and to the side of this is an outside wc. Gate leading onto rear service passage.

### **VIEWINGS**

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

### **COUNCIL TAX**

The property is currently listed as Band A.

