



200 Alderson Road  
Great Yarmouth, NR30 1QL

£850 pcm  
EPC Rating B

**A modern three bedroom semi-detached house situated in this convenient Great Yarmouth location within walking distance of shops and amenities and the main town shopping centre. Accommodation comprises entrance porch, spacious lounge/diner, kitchen, cloakroom, first floor landing, three separate bedrooms, bathroom, rear courtyard garden, double glazing and gas central heating.**

### **ENTRANCE PORCH**

composite entrance door; window to front aspect.

### **LOUNGE / DINER**

18' 2" max x 16' 6" max (5.54m x 5.03m) including carpeted stairs to first floor; carpet; window to front aspect; French doors to rear aspect; radiator; downlights.

### **KITCHEN**

10' 4" max x 7' 10" max (3.15m x 2.39m) wood laminate flooring; u-shaped worktop with a range of base and wall units; built in oven and matching four ring hob with light and extractor; one bowl sink with mixer tap; washing machine area; window to rear aspect; downlights; radiator.

### **CLOAKROOM**

wood laminate flooring; wc; corner wash hand basin; radiator; downlight; extractor fan.

### **FIRST FLOOR LANDING**

carpet; access to roof space; cupboard housing gas boiler.

### **BEDROOM 1**

9' 10" x 8' 9" (3m x 2.67m) carpet; window to front aspect; radiator.

### **BEDROOM 2**

7' 8" x 7' 11" (2.34m x 2.41m) carpet; window to rear aspect with river views; radiator.

### **BEDROOM 3**

11' 2" x 5' 6" plus recess (3.4m x 1.68m) carpet; window to front aspect; radiator.

### **BATHROOM**

wood laminate flooring; wc; bath with mixer tap and mains connected shower over; pedestal wash hand basin with mixer tap; frosted window; heated towel rail; downlights; extractor fan.

### **OUTSIDE**

To the front of the property is low brick walling with a slope and step to front door. Side access gate. To the rear of the property is an enclosed paved courtyard with panel fencing surround.

### **COUNCIL TAX**

This property is currently listed as Band A.

### **VIEWINGS**

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

