









£675 pcm EPC Rating E

Renovated three storey, two bed, terrace house located just off Great Yarmouth 'Golden Mile' seafront and within a short walk to the town centre. Offered with recently fitted carpets and redecorated throughout.

KITCHEN

tiled flooring; double glazed entrance door; white wall and base units; small worksurface area; stainless steel sink unit; double glazed window to front with blind; freestanding electric oven with fitted extractor hood over; cupboard with window and worksurface space with power and drainage for washing machine.

LOUNGE

13' 5" x 10' 5" (4.1 m x 3.2m) carpet; storage heater; double glazed window to front; carpeted stairs to first floor.

FIRST FLOOR STAIRS & LANDING

carpet; double glazed window to front; carpeted stairs to second floor; cupboard housing water cylinder with storage below.

BEDROOM 2

8' 2" x 8' 2" (2.5m x 2.5m) carpet; storage heater; double glazed window to side.

BATHROOM

 $7' \ 2'' \times 5' \ 10'' \ (2.2m \times 1.8m)$ tiled flooring; white suite comprising a low level wc; handwash basin; bath; frosted double glazed window.

SECOND FLOOR

carpeted small landing area into:

BEDROOM I

10' 9" plus recess area with window over stairwell \times 10' 9" max (3.3m \times 3.3m) carpet; storage heater; double glazed window to front.

VIEWINGS

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

COUNCIL TAX

The property is currently listed as Band A.







14 Regent Street Great Yarmouth Norfolk NR30 IRN www.bycroftestateagents.co.uk 01493 844489 mw@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