



**12 Marine Passage**

Off Wellington Road, Great Yarmouth, NR30 3AN

**£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" (4.1m 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" x 5' 10" (2.2m x 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 1**

10' 9" plus recess area with window over stairwell x 10' 9" max (3.3m x 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.

