



6 Rockall Way

Caister-on-Sea, Great Yarmouth, NR30 5UD

£900 pcm

EPC Rating C



**Two bed mid terraced property offered with two parking spaces, kitchen/dining room and good size conservatory overlooking the pleasant low maintenance garden to rear.**

### **LOUNGE**

14' 1" x 13' 1" max (4.3m x 4.0m) carpet; radiator; double glazed window and door to front; cupboard housing gas and electric meters; carpeted stairs to first floor; door to Kitchen.

### **KITCHEN / DINER**

13' 1" x 9' 6" (4.0m x 2.9m) vinyl flooring; beech wall and base units; brand new fitted electric oven with extractor hood over; stainless steel sink and drainer unit; radiator; double glazed window and patio doors to Conservatory.

### **CONSERVATORY**

11' 9" x 11' 5" (3.6m x 3.5m) carpet; double glazed window to sides; sliding patio door onto garden.

### **FIRST FLOOR LANDING**

carpet; loft access; doors to two Bedrooms and Bathroom.

### **BEDROOM 1 (FRONT)**

13' 1" narrowing to 9' 6" x 10' 2" max (4.0m to 2.9m x 3.1m) carpet; radiator; double glazed window to front; cupboard housing boiler and water tank.

### **BEDROOM 2 (REAR)**

13' 1" x 6' 10" (4.0m x 2.1m) carpet; radiator; double glazed window to rear.

### **BATHROOM**

6' 2" x 5' 6" (1.9m x 1.7m) vinyl flooring; white suite comprising of low level wc; hand wash basin; bath with electric shower over and screen to side; wall mounted towel warmer/radiator.

### **OUTSIDE**

To the front of the property is a low maintenance garden with two allocated parking spaces just in front. To the rear is an enclosed low maintenance garden with shed and gate leading onto Jack Chase Way.

### **VIEWINGS**

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

### **COUNCIL TAX**

The property is currently listed as Band B.

