



93a High Street

Gorleston, Great Yarmouth, NR31 6RF

£800pcm

EPC Rating D

Redecorated two / three bedroom property offered in central Gorleston location - ideally located for transport and within close proximity to all local amenities and the seafront.

ENTRANCE & HALLWAY

The property is entered via a door from the High Street which leads into an Entrance Hallway with small storage area and carpeted stairs to the first floor which then lead to the lower and upper first floor levels.

LOWER FIRST FLOOR LEVEL

HALLWAY

storage cupboards; radiator; doors to Dining Room / Bedroom 3, Shower Room and Kitchen.

DINING ROOM / POTENTIAL BEDROOM 3

12' 1" x 11' 1" (3.7m x 3.4m) radiator; two storage cupboards; double glazed window to rear.

SHOWER ROOM

white suite comprising of a low level wc; hand wash basin; corner shower cubicle with electric shower.

KITCHEN

8' 10" x 8' 6" (2.7m x 2.6m) range of wooden wall and base units with worksurface over; one and a half bowl stainless steel sink unit; space for fridge freezer and washing machine; built in electric oven with four ring gas hob and extractor hood over; wall mounted boiler; radiator; double glazed window to rear.

UPPER FIRST FLOOR LEVEL

access into the Lounge and stairs to second floor.

LOUNGE

14' 5" narrowing to 6' 6" x 18' 0" narrowing to 13' 1" (4.4m to 2.0m x 5.5m to 4.0m) (l-shaped room) two double glazed windows to front; radiator; painted brick chimney breast with open fireplace (as feature only not to be used).

SECOND FLOOR LANDING

hanging rail area.

BEDROOM 1

14' 9" x 8' 10" (4.5m x 2.7m) double glazed window to rear overlooking the river in the distance; radiator; wooden beams

BEDROOM 2

8' 10" x 7' 6" (2.7m x 2.3m) Velux window; radiator.

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
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Norfolk
NR30 1RN

www.bycroftestateagents.co.uk
01493 844489
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