

**6 Lower Cliff Road**

Gorleston, Great Yarmouth, NR31 6AU

**£950 pcm**

EPC Rating C



**Opportunity to acquire a two bedroom semi-detached property in the sought after coastal town of Gorleston with allocated parking for two cars and located close to local amenities, bus links, schools and the James Paget Hospital.**

### **LOUNGE**

14' 10" x 10' 1" (4.53m x 3.08m) laminate flooring; wall mounted radiator; UPVC double glazed window; understairs storage cupboard.

### **KITCHEN**

13' 4" x 6' 10" (4.07m x 2.10m) tiled flooring; wall mounted radiator; UPVC double glazed window; UPVC double glazed door to garden; range of wall and base units in a high gloss décor; built in oven, hob and extractor fan; space for washing machine and fridge freezer.

### **FIRST FLOOR LANDING**

### **BATHROOM**

7' 5" x 5' 10" (2.28m x 1.79m) laminate flooring; suite comprising of low level wc; bath with wall mounted mains connected shower; hand wash basin; wall mounted mirror; wall mounted radiator; wall mounted medical cabinet.

### **BEDROOM 1**

10' 7" x 13' 4" (3.25m x 4.07m) carpet; wall mounted radiator; two UPVC double glazed windows; storage cupboard.

### **BEDROOM 2**

11' 1" x 7' 1" (3.40m x 2.17m) carpet; wall mounted radiator; UPVC double glazed window.

### **OUTSIDE**

There is a parking area to the front giving access to the property. To the side there is gated access to the rear garden. To the rear there is an enclosed garden laid mainly to patio and lawn with flowerbeds containing shrubs and plants.

### **VIEWINGS**

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

### **COUNCIL TAX**

The property is currently listed as Band B.

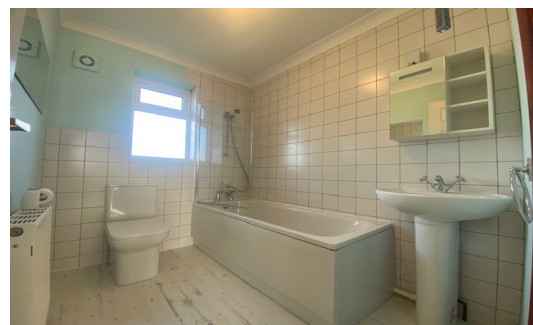


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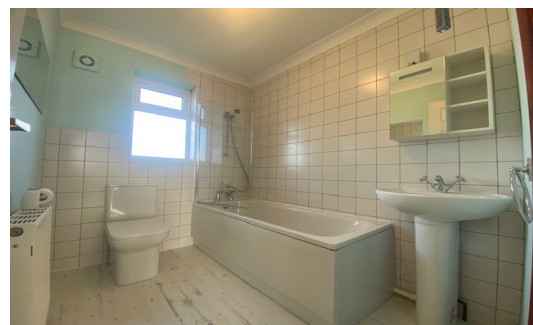


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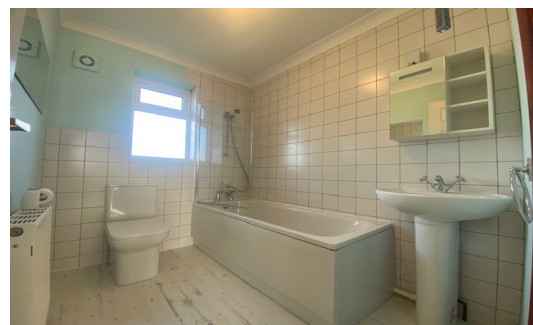


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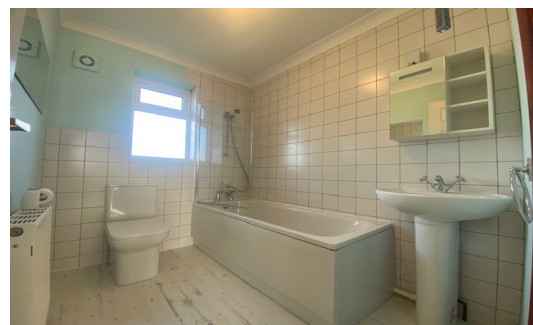


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