



1 Lucas Road

Great Yarmouth NR31 0DE

£950 pcm

EPC Rating C

**Very well presented three storey three bedroom townhouse in Great Yarmouth offered with downstairs WC, En Suite to Bedroom 1, Driveway to front. Ideally located close to all local amenities**

### **ENTRANCE HALLWAY**

21' 11" long (6.7m) laminate flooring; double glazed entrance door with window to side; carpeted stairs to first floor; door to Kitchen and WC.

### **WC**

laminate flooring; white low level wc and hand wash basin; window to rear.

### **KITCHEN**

9' 10" x 9' 10" (3.0m x 3.0m) laminate flooring; cream shaker style wall and base units with worksurface over; built in oven, hob and extractor hood; stainless steel sink and drainer; cupboard housing boiler (recently fitted); understairs storage cupboard; double glazed window and door to rear.

### **FIRST FLOOR LANDING**

carpet; radiator; double glazed window to side; further carpeted stairs to second floor.

### **LOUNGE**

13' 5" x 11' 5" (4.1m x 3.5m) carpet; radiator; two double glazed windows to front.

### **BATHROOM**

6' 6" x 5' 6" (2.0m x 1.7m) vinyl flooring; white suite comprising of low level wc; hand wash basin; bath with mixer tap and showerhead attachment; double glazed window to rear; wall mounted towel warmer/radiator.

### **BEDROOM 3**

9' 10" x 7' 6" (3.0m x 2.3m) carpet; radiator; double glazed window to rear.

### **SECOND FLOOR LANDING**

carpet; radiator; double glazed window to side; storage cupboard with hanging rail inside.

### **BEDROOM 1**

13' 5" narrowing to 8' 6" x 11' 9" (4.1m to 2.6m x 3.6m) carpet; radiator; double glazed window to front; door to En Suite.

### **EN SUITE**

vinyl flooring; low level wc; hand wash basin with vanity beneath; corner shower cubicle with mains connected shower; Velux window; wall mounted towel warmer/radiator.

### **BEDROOM 2**

13' 5" narrowing to 10' 2" x 9' 10" (4.1m to 3.1m x 3.0m) (there is restricted headspace to one side of this room) carpet; radiator; double glazed window to rear.

### **OUTSIDE**

To the front of the property is a brickweave driveway with parking for one vehicle. To the rear is a low maintenance enclosed garden which is covered in patio slabs with a side access gate.

### **VIEWINGS**

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

### **COUNCIL TAX**

The property is currently listed as Band C.