



75 High Road

Gorleston, Great Yarmouth, NR31 0PB

£725 pcm

EPC Rating E

A charming one bed cottage with many lovely features. A viewing is the only way to fully appreciate this property. Offered fully furnished.

PORCH AREA

carpet; wooden entrance door; cloaks unit; door leading to Lounge.

LOUNGE 14' 7" x 14' 7" (4.45m x 4.47m)

carpet; open brick feature fireplace with tiled hearth; window to front; three seater sofa and chair; carpeted stairs leading down to Dining and Kitchen areas; steps leading up to a raised area with stunning views of River Yare via double glazed window; door leading to Bathroom.

BATHROOM

part tiled walls; oak effect laminate flooring; bath with mains connected shower over; hand wash basin; wc; radiator; window to rear aspect.

LOWER AREA

DINING AREA

7' 3" x 13' 9" (2.23m x 4.20m) brickwork flooring; beamed ceiling; dresser; table and chairs; ornate brick fireplace with artificial AGA in situ (the fireplace is not operational); steps down to Kitchen.

KITCHEN

8' 7" x 9' 4" (2.63m x 2.87m) wooden floorboards; fitted wall and base units with worksurface over; freestanding gas cooker; Belfast sink; fridge freezer; wooden double glazed door and windows leading onto decking area.

UTILITY AREA & CLOAKROOM

brickwork flooring; hand wash basin; washing machine; door into WC with wall mounted boiler.

FIRST FLOOR

BEDROOM

19' 5" x 15' 5" (5.92m x 4.72m) carpet; double glazed windows to front; built in wardrobes; double bed; additional bedroom furniture; raised area with windows offering superb views of River Yare - this makes an ideal study or dressing table area; radiator; door leading into En Suite.

EN SUITE

wc; wash hand basin.

OUTSIDE

There is a decking area immediately outside the kitchen doors providing views over the river with steps down leading into an enclosed garden area which is mainly filled with shrubs and plants and further steps to gate providing access onto Riverside Road.

COUNCIL TAX

Band A

VIEWING

Strictly by appointment with the selling agents
BYCROFT LETTINGS. Tel. 01493 844489



14 Regent Street
Great Yarmouth
Norfolk
NR30 1RN

www.bycroftestateagents.co.uk
01493 844489
lettings@bycroftestateagents.co.uk

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