



**36 Arundel Road**  
Great Yarmouth, NR30 4LD

**£875 pcm + £25pm small dog**  
EPC Rating C

**Completely redecorated and recarpeted mid terrace 4 bedroom property in popular Great Yarmouth location just a short distance from the beach and town centre, two reception rooms, kitchen and bathroom downstairs, with four bedrooms with the 3rd and 4th being off the 2nd bedroom on the first floor.**

### **LOUNGE**

11' 11" x 11' 3" (3.64m x 3.45m) newly fitted carpet; double glazed entrance door and window to front; radiator. Door to;

### **INNER LOBBY**

with newly fitted carpet to floor and stairs to first floor. Entrance into;

### **DINING ROOM**

11' 10" x 11' 3" (3.63m x 3.45m) newly fitted carpet; radiator; double glazed window to rear; under stairs storage cupboard. Door to;

### **KITCHEN**

14' 10" x 7' 4" (4.54m x 2.26m) tiled floor; fully fitted kitchen with a range of wall and base units; newly fitted oven and hob with extractor hood over; stainless steel sink with drainer; recess area for appliances; wall mounted boiler; double glazed window with newly fitted blinds.

### **REAR LOBBY**

tiled floor; double glazed rear entrance door. Door to;

### **BATHROOM**

6' 10" x 5' 4" (2.10m x 1.63m) tiled floor; white suite comprising of bath with shower over and screen to side; hand wash basin; low level wc; double glazed window to side; extractor fan.

### **FIRST FLOOR LANDING**

small carpeted landing area and doors to bedroom one and two.

### **BEDROOM 1**

11' 11" x 11' 3" (3.65m x 3.43m) newly fitted carpet; radiator; double glazed window to front; storage cupboard/wardrobe.

### **BEDROOM 2**

11' 10" x 11' 3" (3.63m x 3.45m) newly fitted carpet; radiator; double glazed window to rear; built in storage cupboard / wardrobe. Door to;

### **BEDROOM 3**

9' 10" x 7' 5" (3.02m x 2.27m) newly fitted carpet; double glazed window to side with blinds; radiator. Door to;

### **BEDROOM 4**

9' 11" x 6' 11" (3.03m x 2.11m) newly fitted carpet; double glazed window to side with blinds; radiator.

### **OUTSIDE**

To the front of the property is a small walled forecourt area. To the rear of the property a fully enclosed private rear yard with newly fitted shed and gate providing access onto the service passage.

### **COUNCIL TAX**

This property is currently listed as Band A.

### **VIEWINGS**

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01493 844484.