



99 Springfield Road

Gorleston, Great Yarmouth NR31 6AE

£950 pcm

EPC Rating D

**Very well presented 2/3 bedroom terraced property just a short walk from Gorleston beach close to all local amenities and schools, well presented throughout with garden to rear.**

### **ENTRANCE PORCH**

double glazed entrance door; small cloaks area. Door to:

### **LOUNGE**

15' 1" x 11' 1" (4.6m x 3.4 max) high shine laminate flooring; radiator; feature fireplace with mantle; matching ceiling and wall light; bay fronted window with fitted Venetian blind.

### **INNER LOBBY**

with carpeted stairs to first floor. Door to:

### **DINNING ROOM**

12' 9" x 11' 1" (3.9m x 3.4 max high shine flooring; radiator; double glazed window to rear with fitted Venetian blind; door to under stairs storage cupboard with shelving and coat rack. Door to:

### **KITCHEN**

11' 9" x 6' 2" (3.6m x 1.9m) vinyl flooring; range of white front wall and base units with worksurface over; 3 drawer unit and wine rack; free standing electric oven; hob with extractor hood over; stainless steel sink with drainer; wall mounted boiler; double glazed window to side with roller blind; freestanding fridge freezer (goodwill). Concertina door into:

### **REAR LOBBY AREA**

tile effect vinyl flooring; space and plumbing for stacked washing machine and tumble dryer; double glazed door to rear. Door to:

### **BATHROOM**

6' 6" x 5' 10" (2.0m x 1.8m) tile effect vinyl; recently fitted white suite comprising low level wc and hand wash basin within vanity unit; bath with mains connected over with handheld and waterfall shower heads; shower screen to side; wall mounted radiator; downlights.

### **FIRST FLOOR**

small carpeted landing area. Doors to:

### **BEDROOM 1**

14' 9" x 11' 1" (4.5 incl bay x 3.4 max) carpet; radiator; double glazed window with fitted Venetian blinds to front; small double bed (left as goodwill if required).

### **BEDROOM 2**

13' 1" x 11' 1" (4.0m x 3.4 max) carpet; radiator; double glazed window to rear with fitted Venetian blinds; storage cupboard with shelving. Door to:

### **BEDROOM 3/ DRESSING ROOM /STUDY**

11' 9" x 4' 3" (3.6m x 1.3 plus fitted wardrobes) two steps lead into this room; carpet; radiator; double glazed window to rear (Agents note: due to the wardrobes currently left in situ a bed would not fit into this room).

### **OUTSIDE**

To the front of the property is an enclosed area with brick wall and gate leading to the front door. To the rear an enclosed yard with shed and gate onto the service passage beyond which (slightly to the left) is an enclosed garden mainly laid to lawn with private enclosed patio to the rear.

### **VIEWINGS**

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

### **COUNCIL TAX**

The property is currently listed as Band B.

14 Regent Street  
Great Yarmouth  
Norfolk  
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