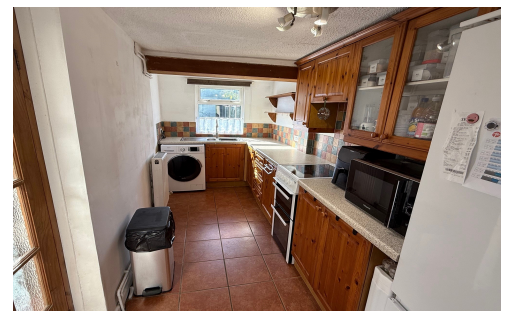




93 Trafalgar Road West

Gorleston, Great Yarmouth, NR31 8BS

£800 pcm

EPC Rating C

Well-presented 2 bed terraced property situated in an ideal location just a short walk from Gorleston High Street, the beach and all local amenities. The property also benefits from an entrance porch, 2 reception rooms, kitchen and small garden to the rear, upstairs there are 2 bedrooms with a bathroom off the 2nd bedroom.

ENTRANCE PORCH

tiled floor; double-glazed window and door to side. Internal door to:

LIVING ROOM

10' 9" x 10' 5" (3.3m x 3.2m) carpet; double-glazed window to front; radiator. Door to:

INNER LOBBY

carpet stairs to first floor. Door to:

DINING ROOM

10' 5" x 9' 6" (3.2m x 2.9 max) carpet; double-glazed window to rear; radiator; under stairs storage cupboard. Door to kitchen:

KITCHEN

13' 9" x 5' 10" (4.2m x 1.8m) tiled floor; double-glazed window to rear; radiator; range of wall and base units with work surface over; freestanding oven; 1 ½ sink drainer. Door to:

UTILITY AREA

tiled floor; polycarbonate roof over; wooden door to rear.

FIRST FLOOR

small landing area. Doors to bedroom 1 and 2.

BEDROOM 1

12' 1" x 10' 5" (3.7m x 3.2m) carpet; double-glazed window to front; radiator; storage cupboard/wardrobe.

BEDROOM 2

12' 9" x 10' 5" (3.9m x 3.2m) carpet; double-glazed window to rear; radiator. Door to:

BATHROOM

8' 6" x 5' 10" (2.6m x 1.8m) vinyl flooring; double-glazed window to rear; radiator; cupboard housing the boiler; white suite comprising of bath with mixer tap and shower head attachment; freestanding sink and low-level WC.

OUTSIDE

To the front of the property is a small, enclosed yard and to the rear of the property a small, enclosed yard area immediately off the utility with right of way passage beyond that with enclosed garden off set with patio, lawn area and garden shed.

VIEWINGS

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

COUNCIL TAX

The property is currently listed as Band A.