



53 Ordnance Road
Great Yarmouth, NR30 3DH

£800 pcm
EPC Rating D

2 Double Bedroom with this recently refurbished terraced home. The property offers a spacious lounge, a separate dining room and a modern fitted kitchen downstairs while upstairs provides two double bedrooms and the family bathroom. Access to the bathroom is off bedroom two. Available immediately.

LOUNGE

13' 3" x 10' 2" (4.04m x 3.1m) laminate flooring, radiator; UPVC double glazed door and window to front aspect. Door to:

INNER LOBBY

carpet stairs to first floor. Door to:

DINING ROOM

13' 1" x 9' 3" (4.01m x 2.82m) laminate flooring; radiator; window to rear aspect; under stairs storage cupboard; archway into:

KITCHEN

8' 7" x 5' 10" (2.62m x 1.78m) laminate flooring; recently modern fitted kitchen with a mixture of wall and base units with worksurface over; integrated oven and hob with extractor hood over; sink drainer; window to side aspect; UPVC double glazed door to:

UTILITY SPACE

covered courtyard space to provide a utility area with space for washing machine and tumble dryer. (appliances incl. as goodwill); gate /door onto rear service passage.

FIRST FLOOR LANDING

carpet; doors to 2 bedrooms.

BEDROOM 1

13' 1" x 10' 2" (4.01m x 3.12m) newly fitted carpet; radiator; UPVC double glazed window to front aspect; storage area.

BEDROOM 2

13' 1" x 9' 6" (4.01m x 2.9m) newly fitted carpet; radiator; UPVC double glazed window to rear aspect; door into Shower Room.

SHOWER ROOM

2 steps onto vinyl flooring; modern white suite comprising WC; hand wash basin; walk in shower cubicle with wall mounted mains connected shower; radiator; double-glazed window to side.

VIEWINGS

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

COUNCIL TAX

This property is currently listed as Band A.