



12 Downing Road

Gorleston, Great Yarmouth, NR31 7AP

£1150 pcm

EPC Rating D

Three bedroom recently renovated semi-detached property in popular central Gorleston location with entrance hallway, 2 reception rooms and 3 bedrooms off landing. Just a short walk from all local amenities. AVAILABLE IMMEDIATELY.

ENTRANCE HALL

newly fitted carpet; double-glazed entrance door; radiator; carpeted stairs to first floor; doors to lounge, dining room and bathroom.

LOUNGE

11' 9" x 10' 9" (3.6m x 3.3 max) newly fitted carpet; radiator; double-glazed window to front.

BATHROOM

modern white suite comprising low level WC; hand wash basin; bath with electric shower over; radiator; double-glazed window; vinyl flooring.

DINING ROOM

13' 5" x 10' 2" (4.1m x 3.1m) newly fitted carpet; radiator; double-glazed window overlooking the garden; entrance to:

KITCHEN

13' 5" x 5' 10" (4.1m x 1.8m) brand new grey wall and base units with wood effect work surface over; stainless steel sink and drainer; double-glazed windows to side and rear aspects; breakfast bar area; wall mounted boiler; wood effect vinyl flooring; double-glazed door to rear; space for electric oven with extractor hood over; space for washing machine; additional high level storage cupboards.

LANDING

carpet; radiator; double-glazed window to side; doors leading to the 3 bedrooms; good sized storage cupboard with shelving and hanging rail housing the hot water tank.

BEDROOM 1

12' 1" x 11' 1" (3.7m x 3.4 max) newly fitted carpet; radiator; double-glazed window to front with blind; good sized recess area for storage with hanging rail.

BEDROOM 2

13' 5" x 8' 2" (4.1m x 2.5m) newly fitted carpet; radiator; double-glazed window to rear.

BEDROOM 3

13' 5" x 7' 10" (4.1m x 2.4m) newly fitted carpet; radiator; double-glazed window to rear.

OUTSIDE

To the front of the property is a low maintenance enclosed garden with 2 entrance gates, pathway leading to front entrance and side access into the rear garden. To the rear is a good-sized enclosed garden with large garden shed and gate onto a rear service passage.

VIEWINGS

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

COUNCIL TAX

The property is currently listed as Band B.