



1A Siskin Close

Bradwell, Great Yarmouth, NR31 8JZ

£850 pcm

EPC Rating E

Two bedroom property offered in central Bradwell location close to all local amenities with open plan lounge/kitchen area to first floor and bedrooms to the ground floor. Benefitting from new double-glazed windows throughout. Available Immediately.

ENTRANCE HALLWAY

new UPVC entrance door; carpeted floor and stairs to first floor; locked door to storage area; doors to both bedrooms.

STORAGE AREA

with concrete floor and door to front: currently used as bin store but ample room for bike storage etc.

BEDROOM 1

7' 10" x 7' 2" (2.4m x 2.2m) carpet; wall mounted electric panel heater; new UPVC double-glazed window to side.

BEDROOM 2

14' 1" x 7' 2" (4.3m x 2.2m) carpet; wall mounted electric heater; new UPVC double-glazed window to side.

FIRST FLOOR LANDING

carpet; wall mounted storage heater; loft access; new UPVC double-glazed window to side.

SHOWEROOM

7' 10" x 6' 6" (2.4m x 2.0m) vinyl flooring; white suite comprising low wc; hand wash basin; shower with wall mounted electric shower; new frosted UPVC double glazed window; wall mounted towel warmer/radiator; door leading to airing cupboard.

OPEN PLAN LOUNGE / KITCHEN AREA

L-SHAPED LOUNGE

13' 9" narrowing to 8' 10" x 17' 0" narrowing to 9' 2" (4.2m to 2.7m x 5.2m to 2.8m) carpet; wall mounted storage heater; two new UPVC double-glazed windows to front; sofa; television stand with TV included.

KITCHEN

7' 10" x 7' 2" (2.4m x 2.2m) vinyl flooring; beech effect wall and base units with drawers and work surface over; built in electric oven with four ring electric hob and extractor hood over; one and a half bowl stainless steel sink unit with mixer tap; microwave; fridge and some basic kitchen utensils included as goodwill.

VIEWINGS

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