



**42 Wellesley Road, Flat 8**  
Great Yarmouth, NR30 1EX

**£900 pcm**  
EPC Rating C

**Well presented 3rd Floor, 3 bed spacious apartment in centre Great Yarmouth location just a short a short walk from the sea front and into the town centre with transport links for bus and train station. Available immediately. Communal entrance with stairs leading up to the entrance to the apartment.**

### **ENTRANCE DOOR**

entrance door into reception area with wooden flooring, 3 carpeted stairs lead to the landing area. Door into;

### **WC**

tiled floor; low level wc; hand wash basin and high-level window.

### **LANDING**

newly fitted carpet; storage/cloaks cupboard; wall mounted telephone for communal entrance; doors to all rooms; radiator.

### **BEDROOM 1**

10' 5" x 9' 10" (3.2m x 3.0m) carpet; radiator; double-glazed window to side aspect.

### **BEDROOM 2**

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

### **BATHROOM**

tiled floor; low level wc; hand wash basin; square roll top bath with chrome legs with mix tap and shower head attachment; wall mounted towel warmer; frosted double-glazed window.

### **BEDROOM 3**

13' 1" x 10' 9" (4.0m x 3.3m) carpet; radiator; double-glazed window to side aspect, door to built-in wardrobe with hanging rail and shelf. Door to;

### **EN-SUITE SHOWER**

vinyl flooring; shower enclosure with mains connected shower attachment.

### **OPEN PLAN LOUNGE/ DINING/ KITCHEN AREA**

Lounge area 24'3" x 12'5" (7.4m x 3.8m) - carpet; two radiators; three double-glazed windows to front aspect overlooking open space.

Kitchen area 10'5" x 9'2" (3.2m x 2.8m) - vinyl flooring; good range of wall and base units with built-in electric oven; four ring gas hob with extractor hood over; space and plumbing for washing machine; recess area with socket for further appliance; 1 1/2 bowl sink with drainer; window to side.

### **COUNCIL TAX**

The property is currently listed as Band A.

### **VIEWINGS**

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