



**47 Campion Avenue**

Gorleston, Great Yarmouth, NR31 7NB

**£1,000 pcm**

EPC Rating C

**Well presented three bedroom terrace house which has just been redecorated throughout. Offered with gas central heating, double glazed windows, good size garden to rear and off street car parking. Available immediately.**

### **ENTRANCE HALLWAY**

4m long; UPVC double glazed entrance door; carpet; radiator; doors to lounge and kitchen; carpeted stairs to first floor.

### **LOUNGE**

13' 1" x 11' 9" max (4.0m x 3.6m max) fitted carpet; double glazed window to front.

### **KITCHEN / DINING ROOM**

#### **KITCHEN AREA**

9' 6" x 8' 6" (2.9m x 2.6m) double glazed window and door to rear; vinyl flooring; wall and base units with worksurface over; stainless steel sink unit; newly fitted boiler; recess area for washing machine; radiator.

#### **DINING AREA**

9' 6" x 8' 10" (2.9m x 2.7m) carpet; radiator; storage cupboard; double glazed window to rear.

### **FIRST FLOOR LANDING**

carpet; loft access.

### **BEDROOM 1**

13' 1" x 11' 9" (4.0m x 3.6m) fitted carpet; radiator; UPVC double glazed window to front.

### **BEDROOM 2**

13' 1" x 10' 2" max (4.0m x 3.1m max) fitted carpet; radiator; UPVC double glazed window to rear.

### **BEDROOM 3**

13' 1" x 7' 10" narrowing to 4' 3" (4.0m x 2.4m narrowing to 1.3m) fitted carpet; radiator; UPVC double glazed window to front.

### **WC**

vinyl flooring; low level wc; frosted double glazed window.

### **BATHROOM**

vinyl flooring; radiator; bath with electric shower over; sink unit; frosted double glazed window to rear.

### **OUTSIDE**

To the front of the property there is a gated driveway with parking for one vehicle with grassed area to the side and to the rear is a good size garden, laid to lawn, with outbuilding/storage house.

### **COUNCIL TAX** Band B

### **VIEWINGS**

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

