



18 Vincent Close

Great Yarmouth, NR31 0HR

£825 pcm

EPC Rating B

Well presented two bedroom second floor apartment with off street parking for two vehicles and outside store.

COMMUNAL ENTRANCE AREA with stairs leading to:

ENTRANCE HALLWAY

laminate effect vinyl flooring; loft access; storage cupboard.

OPEN PLAN LOUNGE / KITCHEN

LOUNGE AREA

14' 5" x 13' 1" (4.4m x 4.0m) carpet; two radiators; double glazed window to front.

KITCHEN AREA

9' 10" x 8' 10" (3.0m x 2.7m) fitted laminate effect vinyl flooring; beech effect wall and base units with drawers and worksurface over; built in fridge freezer; electric oven with four ring ceramic hob and enclosed extractor hood over; one and a half bowl stainless steel sink unit; gas fired boiler; double glazed windows to side and front aspects.

BEDROOM 1

16' 4" x 10' 2" (5.0m x 3.1m) fitted carpet; radiator; double glazed window to side.

BEDROOM 2

9' 10" x 7' 6" (3.0m x 2.3m) fitted carpet; radiator; double glazed window to side.

BATHROOM

vinyl flooring; modern white suite comprising of low level wc; hand wash basin; bath with mains connected shower over; frosted double glazed window; radiator.

OUTSIDE

There is an open garage and parking space and to the rear is a locked outside store.

COUNCIL TAX – Band A

VIEWINGS

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

