



**20A Trafalgar Road**  
Great Yarmouth, NR30 2LD

**£850 pcm**  
EPC Rating C

**Recently renovated two bedroom apartment over two floors. Located in central Great Yarmouth just a short walk from the seafront and town centre which has access to the main bus and train stations and benefits from fitted main bathroom and separate shower room, fitted kitchen and heating system.**

**Please note the property is accessed via Russell Road. From Trafalgar Road turn into Russell Road and take the first road on the right hand side. The apartment's entrance can be found on the right hand side, door marked 20A.**

**The property is accessed from a ground level access door with well-maintained internal stairs leading up to the apartment entrance. At the front of this area is an enclosed roof terrace.**

## **UTILITY AREA**

double glazed entrance door; tiled flooring; drainage and plumbing for washing machine and condenser dryer (which are included within the let); worksurface over; downlights.

## **INNER HALLWAY**

carpet; downlights; radiator; access to Bedroom 1; stairs to Lounge, Bedroom 2 and Top Floor.

## **BEDROOM 1**

18' 0" x 9' 2" (5.5m x 2.8m) fitted carpet; wall mounted radiator; double glazed windows to rear and side aspects; downlights.

## **SHOWER ROOM**

15' 8" x 6' 2" (4.8m x 1.9m) tiled flooring; white suite comprising of low level wc; hand wash basin; walk in shower with mains connected electric shower; two wall mounted chrome towel warmers/radiators; wall mounted mirror fronted cabinet; frosted double glazed window.

## **OPEN PLAN KITCHEN / LOUNGE**

### **KITCHEN AREA**

11' 5" x 10' 5" (3.5m x 3.2m) tiled flooring; Modern grey gloss wall and base units with three drawer unit and woodblock worksurface over; fitted appliances including fridge freezer, electric oven, microwave, ceramic four ring hob and extractor hood; breakfast bar area; downlights; archway to Lounge Area.

### **LOUNGE AREA**

16' 4" x 10' 5" (5.0m x 3.2m) fitted carpet; radiator; double glazed bay window to front offering sea views to the left side; downlights.

## **BEDROOM 2**

12' 5" x 7' 10" (3.8m x 2.4m) fitted carpet; wall mounted radiator; double glazed window to front; grey gloss unit housing the boiler; downlights.

Carpeted stairs to Top Floor with double glazed window to rear.

## **TOP FLOOR**

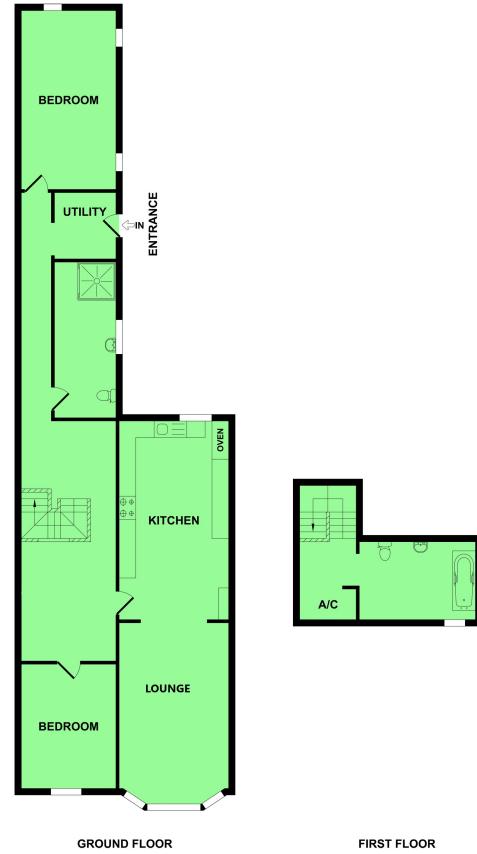
fitted carpet; open area with shelving for use as a cupboard/walk-in wardrobe; opening through to Bathroom.

## **BATHROOM**

tiled flooring and walls; white suite comprising of a low level wc; hand wash basin; bath; wall mounted radiator; Velux window; downlights.

## **VIEWINGS**

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





**20A Trafalgar Road**  
Great Yarmouth, NR30 2LD

**£850 pcm**  
EPC Rating C

**Recently renovated two bedroom apartment over two floors. Located in central Great Yarmouth just a short walk from the seafront and town centre which has access to the main bus and train stations and benefits from fitted main bathroom and separate shower room, fitted kitchen and heating system.**

**Please note the property is accessed via Russell Road. From Trafalgar Road turn into Russell Road and take the first road on the right hand side. The apartment's entrance can be found on the right hand side, door marked 20A.**

**The property is accessed from a ground level access door with well-maintained internal stairs leading up to the apartment entrance. At the front of this area is an enclosed roof terrace.**

## **UTILITY AREA**

double glazed entrance door; tiled flooring; drainage and plumbing for washing machine and condenser dryer (which are included within the let); worksurface over; downlights.

## **INNER HALLWAY**

carpet; downlights; radiator; access to Bedroom 1; stairs to Lounge, Bedroom 2 and Top Floor.

## **BEDROOM 1**

18' 0" x 9' 2" (5.5m x 2.8m) fitted carpet; wall mounted radiator; double glazed windows to rear and side aspects; downlights.

## **SHOWER ROOM**

15' 8" x 6' 2" (4.8m x 1.9m) tiled flooring; white suite comprising of low level wc; hand wash basin; walk in shower with mains connected electric shower; two wall mounted chrome towel warmers/radiators; wall mounted mirror fronted cabinet; frosted double glazed window.

## **OPEN PLAN KITCHEN / LOUNGE**

### **KITCHEN AREA**

11' 5" x 10' 5" (3.5m x 3.2m) tiled flooring; Modern grey gloss wall and base units with three drawer unit and woodblock worksurface over; fitted appliances including fridge freezer, electric oven, microwave, ceramic four ring hob and extractor hood; breakfast bar area; downlights; archway to Lounge Area.

### **LOUNGE AREA**

16' 4" x 10' 5" (5.0m x 3.2m) fitted carpet; radiator; double glazed bay window to front offering sea views to the left side; downlights.

## **BEDROOM 2**

12' 5" x 7' 10" (3.8m x 2.4m) fitted carpet; wall mounted radiator; double glazed window to front; grey gloss unit housing the boiler; downlights.

Carpeted stairs to Top Floor with double glazed window to rear.

## **TOP FLOOR**

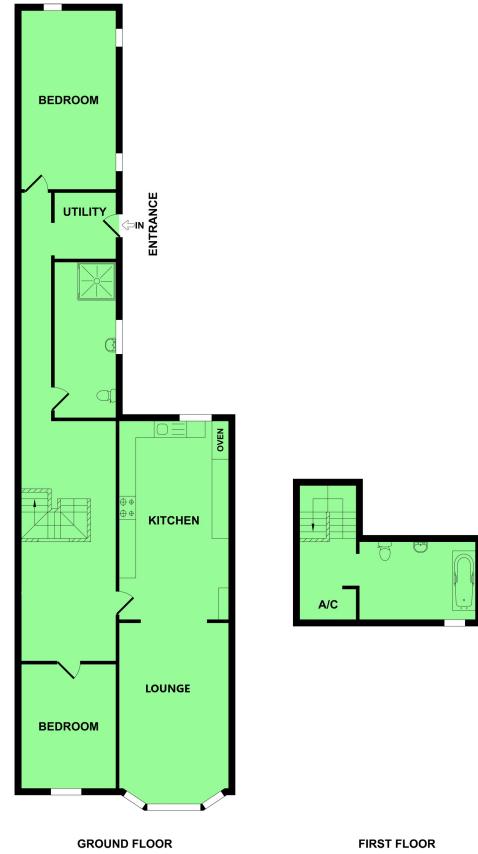
fitted carpet; open area with shelving for use as a cupboard/walk-in wardrobe; opening through to Bathroom.

## **BATHROOM**

tiled flooring and walls; white suite comprising of a low level wc; hand wash basin; bath; wall mounted radiator; Velux window; downlights.

## **VIEWINGS**

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





**20A Trafalgar Road**  
Great Yarmouth, NR30 2LD

**£850 pcm**  
EPC Rating C

**Recently renovated two bedroom apartment over two floors. Located in central Great Yarmouth just a short walk from the seafront and town centre which has access to the main bus and train stations and benefits from fitted main bathroom and separate shower room, fitted kitchen and heating system.**

**Please note the property is accessed via Russell Road. From Trafalgar Road turn into Russell Road and take the first road on the right hand side. The apartment's entrance can be found on the right hand side, door marked 20A.**

**The property is accessed from a ground level access door with well-maintained internal stairs leading up to the apartment entrance. At the front of this area is an enclosed roof terrace.**

## **UTILITY AREA**

double glazed entrance door; tiled flooring; drainage and plumbing for washing machine and condenser dryer (which are included within the let); worksurface over; downlights.

## **INNER HALLWAY**

carpet; downlights; radiator; access to Bedroom 1; stairs to Lounge, Bedroom 2 and Top Floor.

## **BEDROOM 1**

18' 0" x 9' 2" (5.5m x 2.8m) fitted carpet; wall mounted radiator; double glazed windows to rear and side aspects; downlights.

## **SHOWER ROOM**

15' 8" x 6' 2" (4.8m x 1.9m) tiled flooring; white suite comprising of low level wc; hand wash basin; walk in shower with mains connected electric shower; two wall mounted chrome towel warmers/radiators; wall mounted mirror fronted cabinet; frosted double glazed window.

## **OPEN PLAN KITCHEN / LOUNGE**

### **KITCHEN AREA**

11' 5" x 10' 5" (3.5m x 3.2m) tiled flooring; Modern grey gloss wall and base units with three drawer unit and woodblock worksurface over; fitted appliances including fridge freezer, electric oven, microwave, ceramic four ring hob and extractor hood; breakfast bar area; downlights; archway to Lounge Area.

### **LOUNGE AREA**

16' 4" x 10' 5" (5.0m x 3.2m) fitted carpet; radiator; double glazed bay window to front offering sea views to the left side; downlights.

## **BEDROOM 2**

12' 5" x 7' 10" (3.8m x 2.4m) fitted carpet; wall mounted radiator; double glazed window to front; grey gloss unit housing the boiler; downlights.

Carpeted stairs to Top Floor with double glazed window to rear.

## **TOP FLOOR**

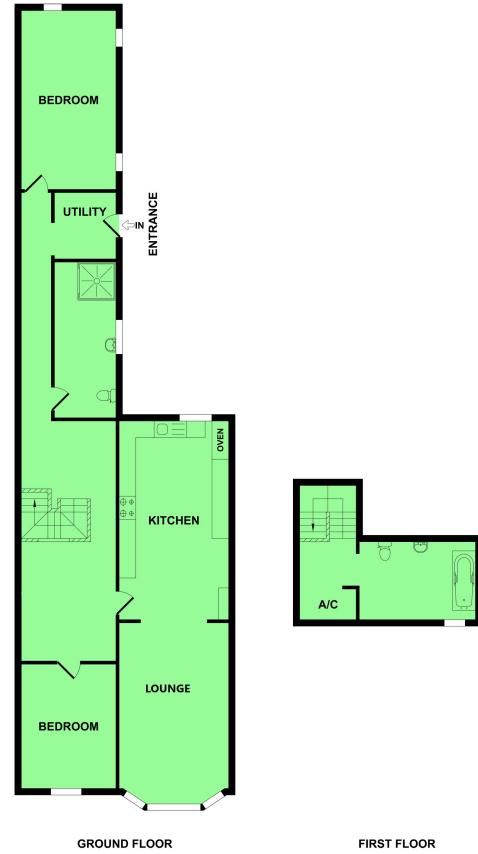
fitted carpet; open area with shelving for use as a cupboard/walk-in wardrobe; opening through to Bathroom.

## **BATHROOM**

tiled flooring and walls; white suite comprising of a low level wc; hand wash basin; bath; wall mounted radiator; Velux window; downlights.

## **VIEWINGS**

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





**20A Trafalgar Road**  
Great Yarmouth, NR30 2LD

**£850 pcm**  
EPC Rating C

**Recently renovated two bedroom apartment over two floors. Located in central Great Yarmouth just a short walk from the seafront and town centre which has access to the main bus and train stations and benefits from fitted main bathroom and separate shower room, fitted kitchen and heating system.**

**Please note the property is accessed via Russell Road. From Trafalgar Road turn into Russell Road and take the first road on the right hand side. The apartment's entrance can be found on the right hand side, door marked 20A.**

**The property is accessed from a ground level access door with well-maintained internal stairs leading up to the apartment entrance. At the front of this area is an enclosed roof terrace.**

## **UTILITY AREA**

double glazed entrance door; tiled flooring; drainage and plumbing for washing machine and condenser dryer (which are included within the let); worksurface over; downlights.

## **INNER HALLWAY**

carpet; downlights; radiator; access to Bedroom 1; stairs to Lounge, Bedroom 2 and Top Floor.

## **BEDROOM 1**

18' 0" x 9' 2" (5.5m x 2.8m) fitted carpet; wall mounted radiator; double glazed windows to rear and side aspects; downlights.

## **SHOWER ROOM**

15' 8" x 6' 2" (4.8m x 1.9m) tiled flooring; white suite comprising of low level wc; hand wash basin; walk in shower with mains connected electric shower; two wall mounted chrome towel warmers/radiators; wall mounted mirror fronted cabinet; frosted double glazed window.

## **OPEN PLAN KITCHEN / LOUNGE**

### **KITCHEN AREA**

11' 5" x 10' 5" (3.5m x 3.2m) tiled flooring; Modern grey gloss wall and base units with three drawer unit and woodblock worksurface over; fitted appliances including fridge freezer, electric oven, microwave, ceramic four ring hob and extractor hood; breakfast bar area; downlights; archway to Lounge Area.

### **LOUNGE AREA**

16' 4" x 10' 5" (5.0m x 3.2m) fitted carpet; radiator; double glazed bay window to front offering sea views to the left side; downlights.

## **BEDROOM 2**

12' 5" x 7' 10" (3.8m x 2.4m) fitted carpet; wall mounted radiator; double glazed window to front; grey gloss unit housing the boiler; downlights.

Carpeted stairs to Top Floor with double glazed window to rear.

## **TOP FLOOR**

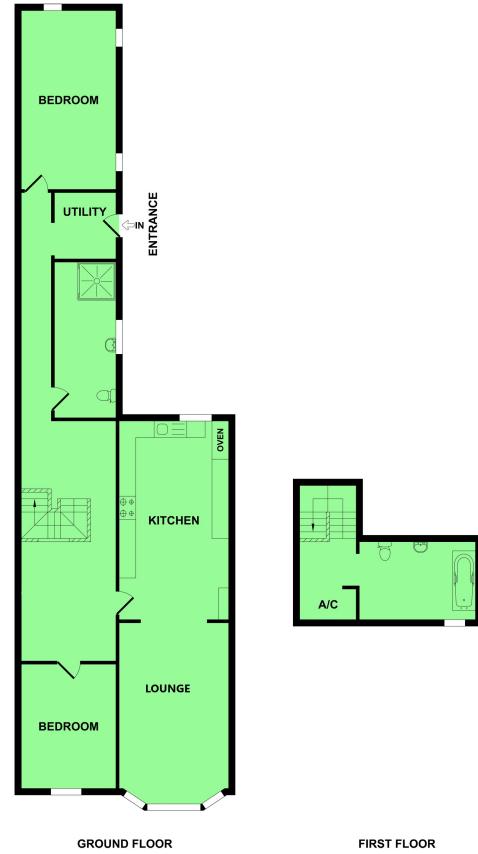
fitted carpet; open area with shelving for use as a cupboard/walk-in wardrobe; opening through to Bathroom.

## **BATHROOM**

tiled flooring and walls; white suite comprising of a low level wc; hand wash basin; bath; wall mounted radiator; Velux window; downlights.

## **VIEWINGS**

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





**20A Trafalgar Road**  
Great Yarmouth, NR30 2LD

**£850 pcm**  
EPC Rating C

**Recently renovated two bedroom apartment over two floors. Located in central Great Yarmouth just a short walk from the seafront and town centre which has access to the main bus and train stations and benefits from fitted main bathroom and separate shower room, fitted kitchen and heating system.**

**Please note the property is accessed via Russell Road. From Trafalgar Road turn into Russell Road and take the first road on the right hand side. The apartment's entrance can be found on the right hand side, door marked 20A.**

**The property is accessed from a ground level access door with well-maintained internal stairs leading up to the apartment entrance. At the front of this area is an enclosed roof terrace.**

## **UTILITY AREA**

double glazed entrance door; tiled flooring; drainage and plumbing for washing machine and condenser dryer (which are included within the let); worksurface over; downlights.

## **INNER HALLWAY**

carpet; downlights; radiator; access to Bedroom 1; stairs to Lounge, Bedroom 2 and Top Floor.

## **BEDROOM 1**

18' 0" x 9' 2" (5.5m x 2.8m) fitted carpet; wall mounted radiator; double glazed windows to rear and side aspects; downlights.

## **SHOWER ROOM**

15' 8" x 6' 2" (4.8m x 1.9m) tiled flooring; white suite comprising of low level wc; hand wash basin; walk in shower with mains connected electric shower; two wall mounted chrome towel warmers/radiators; wall mounted mirror fronted cabinet; frosted double glazed window.

## **OPEN PLAN KITCHEN / LOUNGE**

### **KITCHEN AREA**

11' 5" x 10' 5" (3.5m x 3.2m) tiled flooring; Modern grey gloss wall and base units with three drawer unit and woodblock worksurface over; fitted appliances including fridge freezer, electric oven, microwave, ceramic four ring hob and extractor hood; breakfast bar area; downlights; archway to Lounge Area.

### **LOUNGE AREA**

16' 4" x 10' 5" (5.0m x 3.2m) fitted carpet; radiator; double glazed bay window to front offering sea views to the left side; downlights.

## **BEDROOM 2**

12' 5" x 7' 10" (3.8m x 2.4m) fitted carpet; wall mounted radiator; double glazed window to front; grey gloss unit housing the boiler; downlights.

Carpeted stairs to Top Floor with double glazed window to rear.

## **TOP FLOOR**

fitted carpet; open area with shelving for use as a cupboard/walk-in wardrobe; opening through to Bathroom.

## **BATHROOM**

tiled flooring and walls; white suite comprising of a low level wc; hand wash basin; bath; wall mounted radiator; Velux window; downlights.

## **VIEWINGS**

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

