

New Lease Available :
Initial Rent £995.00 Per Calendar Month

Generous Two-Bedroom Semi-detached Bungalow - To Rent



1 JOHN ROAD
GORLESTON
GREAT YARMOUTH
NORFOLK NR31 6LJ

- Redecorated and new bathroom
- Close to Gorleston High Street
- Corner plot with sizeable garden and rear space
- Off street parking for two cars



01493 853 853
info@eastcommercial.co.uk

First Floor
21 Hall Quay
Great Yarmouth
Norfolk NR30 1HN

Gorleston-on-Sea

Gorleston-on-Sea is a thriving suburb of Great Yarmouth. It is situated to the south and west side of the River Yare which separates it from Great Yarmouth. Gorleston-on-sea remains a resort and retains much of its Edwardian charm in the area around the beach, which regularly achieves Blue Flag status.

There are many educational facilities located in Gorleston including the East Norfolk Sixth Form College, Lynn Grove High School, Cliff Park High School and Oriel High School. A major health facility located in the town is the James Paget Hospital, which provides a service for the whole area.

Location

Close to High Street.

Description

Newly decorated semi-detached 2-bedroom bungalow. Accommodation comprises of kitchen with cooker, hob and extractor fan. Generous lounge and two double bedrooms. Bathroom with a new fitted shower, wash hand basin and WC. Gas central heating. Corner garden plot with off street parking for two cars.

Accommodation

Kitchen	7.8 sq. m	84 sq. ft
Lounge	16 sq. m	172 sq. ft
Bedroom 1	15.5 sq. m	167 sq.ft
Bedroom 2	8.7 sq. m	93 sq. ft
Bathroom	4.5 sq. m	48 sq.ft
Total	61.44 Sq. M	661.34 Sq. Ft

Energy Performance Certificate (EPC)

The Property has an Energy Performance Rating of "D" (Rating 67). The Certificate is available upon request.

Rent

Rent is exclusive of Council Tax, water rates, sewerage rates, electricity and gas. The rent is payable monthly in advance.

Tenancy

6 months assured shorthold. Deposit - £1,148.00.

NON SMOKERS ONLY / NO PETS / UNFURNISHED

Council Tax

Band 'B'.

ADDITIONAL INFO

All applications for tenancy to be on a form which can be obtained from this office. A minimum of two references will be required. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in advance and a Dilapidations deposit will also be required when agreements are signed. The Dilapidations Deposit is returnable after completion of a satisfactory tenancy.

The aforementioned charges would be payable by bankers draft, a cheque drawn on a Building Society account, bank transfer or Debit Card. NOT A PERSONAL CHEQUE.

Viewing and Further Information:
Strictly by prior appointment with the sole agents:
Julian Wright – Property Management
01493 853 853
Hamish Duncan BLE (Hons) - Agency Director
Mike Younger FRICS - Director
Sharon Bray, Laura Driver – Administration

www.eastcommercial.co.uk

Consumer Protection from Unfair Trading Regulations 2008 (CPR)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. East Surveyors Ltd. Please note: Messrs. East Surveyors Ltd for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. East Surveyors Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with East Surveyors Ltd on the issue of availability prior to traveling. 5. East Surveyors Ltd and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.