

**DARBY
&
LIFFEN**

42 Bells Road
Gorleston, Great Yarmouth, Norfolk, NR31 6AN

Tel: 01493 600411
Fax: 01493 600611
Email: info@darbyandliffenea.co.uk
www.darbyandliffenea.co.uk



We offer this 3 bedroom semi detached property which comes complete with upvc double glazing, gas central heating and space for off road parking. The property comprises of the following:

Spacious

uPVC double glazing

Off Road Parking

Gas Central Heating

Garden

Unfurnished

**135 Beccles Road
Great Yarmouth, NR31 8BL**

£625PCM

Entrance Hall

Coving, light fittings, smoke detector, Honeywell Thermostatic Control, radiator, fitted carpet, under stair cupboard housing electricity mains switch, electricity meter and gas meter. From Entrance Hall door to:

Lounge 10' 2" x 13' (3.1m x 3.96m)

Coving, light fittings, uPVC double glazed window to front aspect, radiator, power points, T.V. aerial point and fitted carpet. From Entrance Hall door to:

Kitchen 5' 9" x 12' 7" (1.75m x 3.84m)

Spotlights, coving, uPVC double glazed window to rear aspect, stainless steel sink and drainer unit (h&c), adjoining work surfaces with cupboard under, plumbing recess for automatic washing machine, built in four ring electric hob, built in oven under, wall mounted canopy with stainless steel extractor hood over, wall mounted units, power points, ceramic tiled surrounds, vinyl flooring. From Kitchen door to:

Dining Room 10' 1" x 12' (3.07m x 3.66m)

Coving, light fittings, radiator, power points, fitted carpet, uPVC double glazed Entrance Door providing access to rear garden. From Kitchen into:

Rear Entrance Lobby

Radiator, wall mounted Combination Gas Boiler. Glazed Entrance door providing access to rear garden.

First Floor Landing

Coving, light fittings, smoke detector, access to loft and fitted carpet. Off Landing door to:

Bedroom 1 12' 11" x 12' (3.94m x 3.66m)

Coving, light fittings, radiator, power points, uPVC double glazed window overlooking rear garden, fitted carpet. Off Landing door to:

Bedroom 2 10' 9" x 13' (3.28m x 3.96m)

Light fittings, radiator, power points, uPVC double glazed window to front aspect, fitted carpet. Off Landing door to:

Bedroom 3 8' x 7' 11" (2.44m x 2.41m)

Light fittings, uPVC double glazed window to front aspect, power points, radiator and fitted carpet. Off Landing door to:

Bathroom

Fully tiled, light fittings, extractor fan, frosted uPVC double glazed window to rear aspect, radiator, vinyl flooring, white suite comprising panelled bath (h&c), shower attachment, pedestal washbasin (h&c), low level W.C.

Rear Garden

Enclosed garden with patio and lawn garden area adjoining brick built outhouse. Side passage providing access to front.

Front Garden

Concreted area with double wrought iron gates and wrought iron hand gate.

Tenancy Information

The rent is £625pcm excluding utilities and Council Tax. A deposit of £625 is required prior to occupation Bank and employers references will be taken Tenants are advised to insure their own effects Tenants are responsible for the payment of water and sewerage rates, council tax, electricity and gas (if supplied to the property)

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Performance Certificate

135, Beccles Road, Gorleston, GREAT YARMOUTH, NR31 8BL

Dwelling type: End-terrace house
Date of assessment: 28 August 2019
Date of certificate: 28 August 2019

Reference number: 0461-2868-6482-9521-0671
Type of assessment: RdSAP, existing dwelling
Total floor area: 83 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

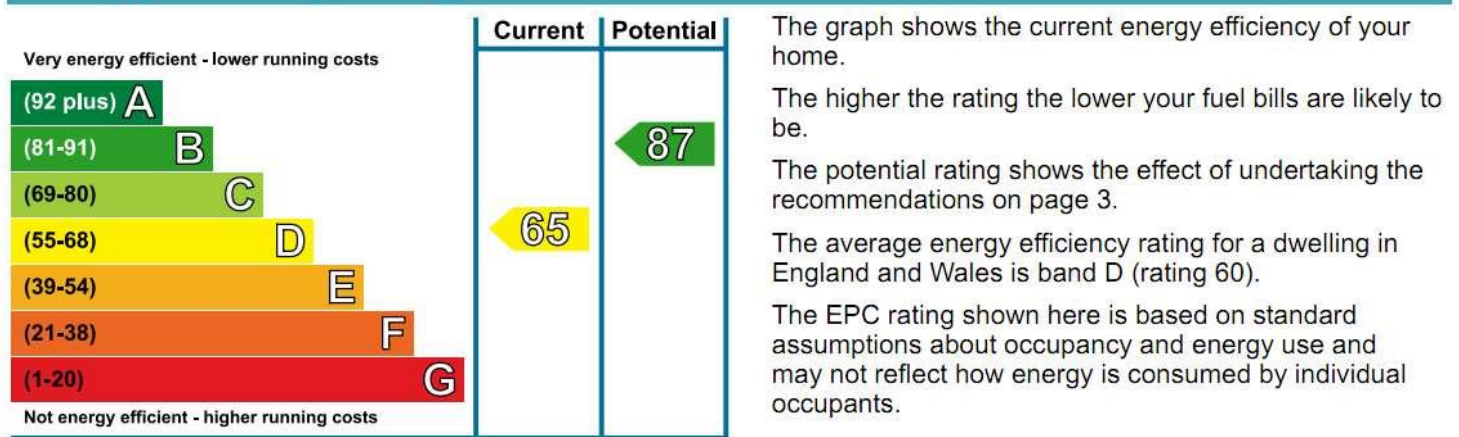
Estimated energy costs of dwelling for 3 years:	£ 2,379
Over 3 years you could save	£ 780

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 189 over 3 years	
Heating	£ 1,887 over 3 years	£ 1,206 over 3 years	
Hot Water	£ 303 over 3 years	£ 204 over 3 years	
Totals	£ 2,379	£ 1,599	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 576
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 102
3 Solar water heating	£4,000 - £6,000	£ 99

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.