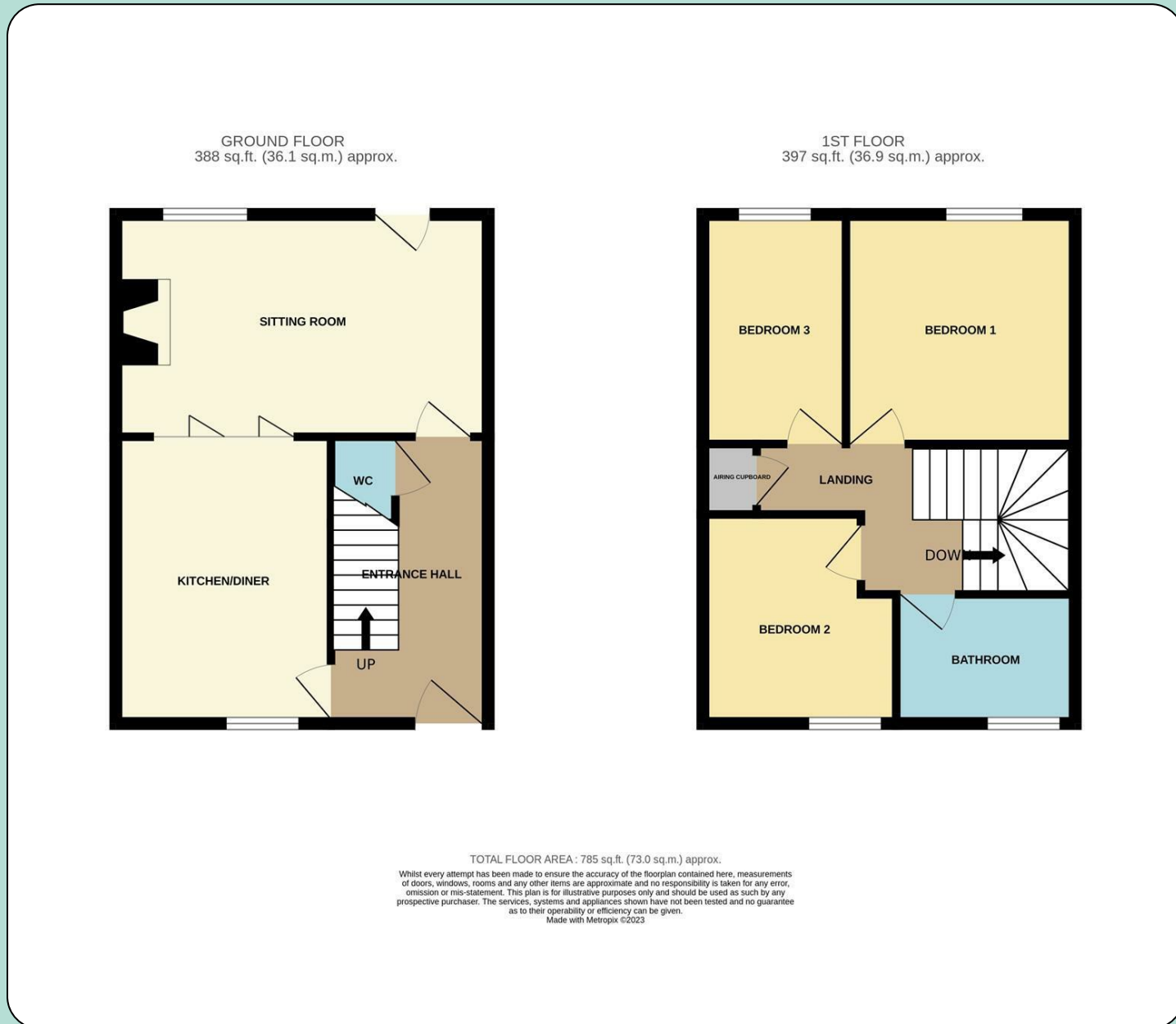


Tenure:
Council Tax Band: C
EPC Rating: E
Local Authority: Great Yarmouth Borough Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£975 Per
Per Calendar Month



Great Court Norfolk, NR30 3JU

- Beautifully presented throughout
- Situated on stunning private grounds
- Off road parking
- 3 Separate bedrooms
- Separate entrance hall
- Open plan kitchen diner
- Close to local amenities
- Sizeable rear garden
- Period features throughout
- AVAILABLE NOW

Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

e - info@paulhubbardonline.com

t - 01502 531218





ENTRANCE HALL

Timber entrance door to front aspect, carpet flooring, dado rail, radiator, doors opening to kitchen diner, WC and sitting room, stairs to first floor landing.

WC

Carpet flooring, toilet, vanity unit with inset hand wash basin.

KITCHEN/DINER

3.99 x 3

Timber sash window to front aspect, exposed wood flooring, dado rail, radiator, enclosed gas boiler, units above and below, solid oak work surfaces, ceramic sink with drainer, integrated oven, 4 ring gas hob, extractor fan, space for washing machine, fridge and freezer. Folding doors to the sitting room.

SITTING ROOM

5.18 x 3.1

Timber sash window with secondary glazing and timber door to rear aspect opening into the garden, exposed wood flooring, x2 radiators, cast iron fireplace, doors opening to storage cupboards and entrance hall.

FIRST FLOOR LANDING

Carpet flooring, loft hatch, dado rail, radiator, doors opening to airing cupboard, bathroom and bedrooms 1-3.

BATHROOM

2.49 x 1.78

Timber sash window to front aspect with secondary glazing, wood effect laminate flooring, part tile walls, toilet with hidden cistern, inset wash basin, heated towel rail, p-shape bath with mains fed power shower above.

BEDROOM 1

3.18 x 3.1

Timber sash window to rear aspect with secondary glazing, radiator, exposed wood flooring.

BEDROOM 2

2.9 x 2.69

Timber sash window to front aspect with secondary glazing, radiator, exposed wood flooring.

BEDROOM 3

3.18 x 1.98

Timber sash window to rear aspect with secondary glazing, radiator, exposed wood flooring and built in clothes rail.

OUTSIDE

Entry can be made either via the front of the property through the main communal grounds or to the rear of the property where off road parking can also be located.

The rear garden features a patio pathway which houses a timber garden shed and walkway to a sizeable laid lawn with plant and shrub borders and additional patio alfresco dining area, all fully enclosed within a timber fence surround.

AGENT NOTE

If you are interested in applying for this property there is a simple process

- 1) Submit an application form to the office
- 2) Upon successful application you will be asked to

pay your deposit

3) Once references pass you will be asked to pay your first months rent in advance

4) Then we can move you into the property!

*Deposit - Deposit is usually 5 weeks rent.

**Guarantor - A guarantor is required if your earnings don't match affordability, you are lacking a previous landlord reference or if you have had previous bad credit.

