



**17a Western Road**

Gorleston, Great Yarmouth, NR31 7QG

**£980 pcm**

EPC Rating D

Ideally located in Gorleston within close proximity of the Hight Street, James Pagent Hospital and local schools. Offered with two bedrooms, enclosed private garden to rear, newly fitted carpets and newly fitted kitchen. Available immediately.

### **ENTRANCE**

tiled floor, double glazed entrance door, internal doors to bathroom, kitchen and lounge.

### **BATHROOM**

tiled floor, white suite comprising of low level wc, hand wash basin, bath with mixer tap and shower head over with shower screen to side, radiator, double glazed window to rear.

### **KITCHEN**

8' 2" x 5' 10" (2.5m x 1.8m) tiled floor, recently fitted wall and base units with four draw unit and work surface over, stainless steel sink and drainer, brand new free standing electric oven and brand-new free-standing fridge, space for washing machine, wall mounted boiler, radiator, double glazed window to rear.

### **LOUNGE**

12' 5" x 11' 5" (3.8m x 3.5m) newly fitted carpet, radiator, double glazed window to side, feature fireplace with electric fire.

### **INNER HALLWAY**

newly fitted carpet, doors to both bedrooms.

### **BEDROOM 1**

13' 1" x 12' 5" (4.0m x 3.8 max) newly fitted carpet, fireplace (closed off), radiator, double glazed bay window to front.

### **BEDROOM 2**

9' 2" x 8' 2" (2.8m x 2.5m) newly fitted carpet, radiator, double glazed window to side.

### **OUTSIDE**

To the front of the property is a pleasant, enclosed garden with pathway leading up to the main entrance door located on the side of the bungalow, a gate leading into the enclosed private garden which is mainly laid to lawn.

### **COUNCIL TAX**

This property is currently listed as Band B.

### **VIEWINGS**

Strictly by appointment with the letting agents, BYCROFT LETTINGS, tel: 01 493 844489.

