



13 Hopton Gardens

Hopton-on-Sea, Great Yarmouth NR31 9DF

£875 pcm

EPC Rating C

Well Presented, 2 bedroom semi detached bungalow with a conservatory, private gardens and garage and driveway. Positioned in central Hopton-on-sea location.

ENTRANCE HALL

11' 10" x 3' 0" (3.63m x 0.92m) UPVC double glazed front door; laminate flooring; door to wet room; lounge and 2 bedrooms.

WET ROOM

6' 6" x 5' 6" (2.0m x 1.68m) vinyl flooring; suite comprising low level wc; wash hand basin; electric power shower; shower curtain; upvc frosted window to side elevation; airing cupboard with shelves; radiator.

LOUNGE

17' 1" x 11' 0" (5.21m x 3.37m) carpet; 2 radiators; upvc window to front elevation; fireplace with electric fire

KITCHEN

7' 1" x 8' 11" (2.16m x 2.74m) vinyl flooring; fitted kitchen comprising a range of floor and wall mounted cupboards and drawers with vinyl worktops over; inset vinyl sink unit with hot and cold mixer tap; newly fitted oven; central heating gas boiler; space for fridge; space for washing machine.

BEDROOM 1

9' 9" x 14' 3" (2.98m x 4.35m) carpet; radiator; upvc window with single opening lockable light; fitted blind; triple wardrobe with mirrored fronts.

BEDROOM 2

12' 4" x 8' 5" (3.78m x 2.58m) newly fitted carpet; radiator; into:

CONSERVATORY

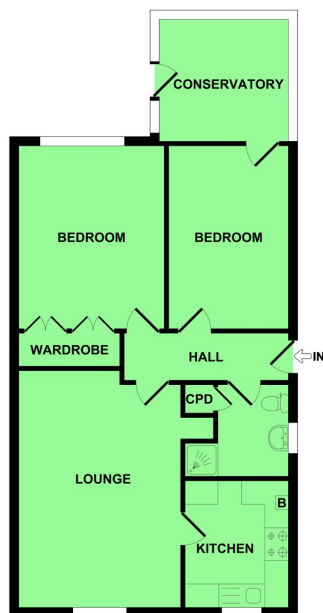
8' 5" x 7' 5" (2.59m x 2.27m) vinyl flooring; uPVC double glazed windows and door over looking garden.

OUTSIDE

To the front of the property there is a smart lawned garden with driveway parking for up to several vehicles with a single garage. To the rear there is a fully enclosed garden laid to lawn mature borders; shed and side access into garage.

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

COUNCIL TAX The property is currently listed as Band B.



TOTAL APPROX FLOOR AREA 600 SQ.FT. (64.06 SQ.M.)



14 Regent Street
Great Yarmouth
Norfolk
NR30 1RN

www.bycroftestateagents.co.uk
01493 844489
lettings@bycroftestateagents.co.uk

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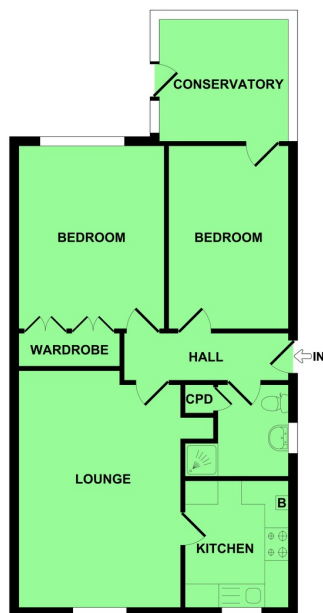
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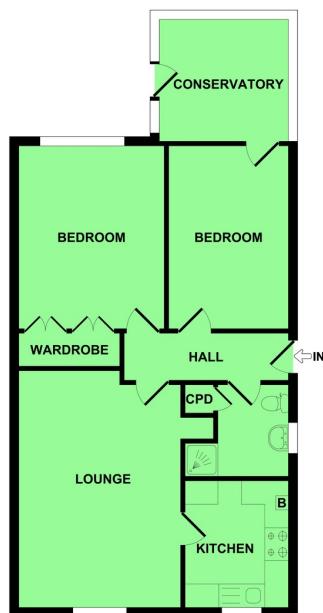
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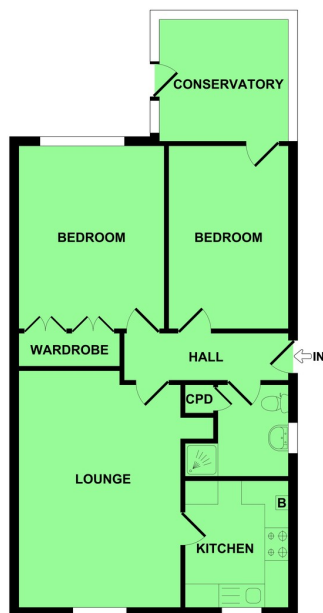
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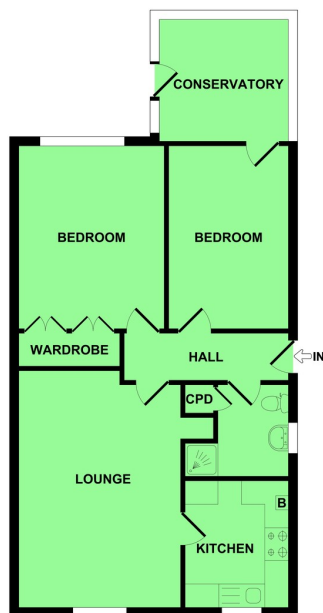
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