

***I confirm that these property particulars are factually correct and meet with my approval.***

***I also confirm that the services and/or heating and any other appliances and fixtures and fittings included in the letting are in working order and will inform Bycroft Lettings in writing of any changes that may occur***

***Signed.....***

***Dated.....***



**6 Ladbrooke Road**  
Great Yarmouth, NR3 1 0HD

**£950 pcm**  
EPC Rating C

**Well-presented, two bed townhouse which has just been completely redecorated throughout and new carpets fitted to stairs, landing and bedrooms. Ideally located off the A47 close to all local amenities. Property benefits from an enclosed garden to the rear, driveway and garage. AVAILABLE IMMEDIATELY.**

### **HALLWAY**

double glazed entrance door, laminate flooring, radiator, understairs storage cupboard, door to wc and utility, carpeted stairs to first floor.

### **WC**

vinyl flooring, low level wc, hand wash basin, radiator.

### **UTILITY ROOM**

8' 2" x 6' 2" (2.5m x 1.9m) wood effect vinyl flooring, base units with work surface over, stainless steel sink and drainer, radiator, space and plumbing for washing machine, boiler, door to rear garden.

### **STAIRS & LANDING TO FIRST FLOOR**

freshly decorated and newly fitted carpet, radiator, carpeted stairs to second floor. Doors to Lounge and Kitchen.

### **LOUNGE**

17' 0" x 13' 9" (5.2m x 4.2m) laminate flooring, two radiators, double glazed window and Juliet balcony overlooking front aspect.

### **KITCHEN**

10' 2" x 8' 2" (3.1m x 2.5m) wood effect vinyl flooring, freshly decorated, beech effect wall and base units with work surface over, built-in electric oven, four ring gas hob and extractor hood over, 1½ bowl stainless steel sink and drainer, space for fridge freezer, radiator, double glazed window to rear.

### **STAIRS TO SECOND FLOOR**

freshly decorated and newly fitted carpet, window to rear, radiator. Doors to Bedrooms and Bathroom.

### **BEDROOM TWO**

10' 2" x 8' 2" (3.1m x 2.5m) newly fitted carpet, freshly decorated, radiator, double glazed window to rear.

### **BATHROOM**

9' 10" x 5' 10" (3.0m x 1.8m) wood effect vinyl flooring, white suite comprising of a low level wc, hand wash basin, bath with mains connected shower over and screen to side, radiator.

### **BEDROOM ONE**

13' 9" x 10' 9" (4.2m x 3.3m) newly fitted carpet, freshly decorated, radiator, double glazed window to rear with blind.

### **OUTSIDE**

To the front of the property is a driveway for one vehicle leading to garage with up and over door with power and lighting inside. To the rear is a small patio area and freshly seeded garden area with rear access gate.

### **COUNCIL TAX**

This property is currently listed as Band B.

### **VIEWINGS**

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01493 844484.



14 Regent Street  
Great Yarmouth  
Norfolk  
NR30 1RN

[www.bycroftestateagents.co.uk](http://www.bycroftestateagents.co.uk)  
01493 844489  
[lettings@bycroftestateagents.co.uk](mailto:lettings@bycroftestateagents.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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