

Aldreds
Lettings



21 Carrel Road, Gorleston, Great Yarmouth, NR31 7RF

£1,750 PCM





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- 5 / 6 Bedrooms
- Gas Central Heating
- Garage
- 3 Bathrooms
- Double Glazing
- Garden

Aldreds Lettings are delighted to offer this superbly presented 5/6 bedroom detached three storey modern house situated within a short walk of the James Paget Hospital. The accommodation comprises of an entrance hall, downstairs cloakroom, large living room, superb kitchen dining room. The first floor offers a landing, bedroom two with ensuite, three further bedrooms and a bathroom. The second floor could be used as a master suite. It offers a bedroom, shower room and bedroom/dressing room. Gas central heating and double glazing. Gardens to front & rear. To the rear there is a driveway leading to a larger than average garage, EPC Rating C, Council Tax Band E, UNFURNISHED



Entrance Hall

Under stair cupboard, stairs to landing, door to front

Cloakroom

Low level WC, hand basin, opaque double glazed window to front aspect

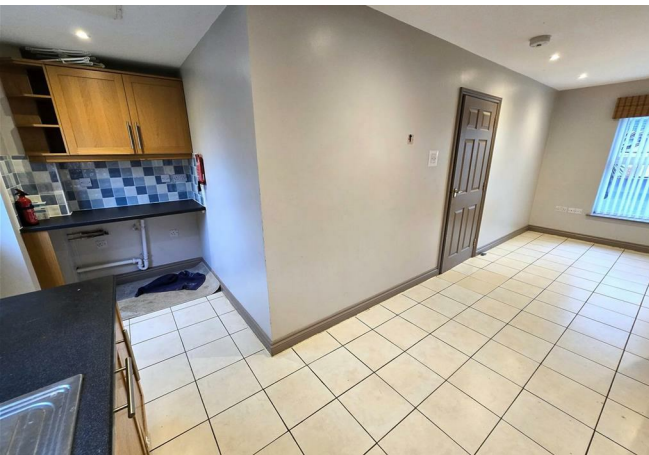
Lounge 29'10" x 10'7" (9.1 x 3.23)

Double glazed window to front aspect, three double glazed window to side aspect, double glazed French doors to rear garden, tiled floor

Kitchen/Diner 22'0" x 14'10" max x 7'11" min (6.72 x 4.53 max x 2.42 min)

Base & wall units with worktops, gas hob, electric oven, integrated dishwasher, wall mounted gas boiler, part tiled walls, door to rear, double glazed window to rear aspect, double glazed window to front aspect, space and plumbing for additional appliances.

First Floor Landing





Bedroom 2 10'9" x 10'4" (3.3 x 3.15)

Double glazed window to rear aspect, radiator

Ensuite 6'6" x 4'8" (2 x 1.44)

Shower in cubicle, hand basin, low level WC, opaque double glazed window to rear aspect

Bedroom 3 11'3" max x 10'9" max (3.44 max x 3.3 max)

Double glazed window to front aspect, radiator

Bedroom 4 11'3" max x 8'2" max (3.44 max x 2.5 max)

Double glazed window to front aspect, radiator

Bedroom 5 10'4" x 8'2" (3.15 x 2.5)

Double glazed window to rear aspect, radiator

Bathroom 6'11" x 6'5" (2.11 x 1.96)

Part tiled, jacuzzi panel bath, hand basin, low level WC, opaque double glazed window to front aspect, heated towel rail

Second Floor Landing

Velux window

Directions

From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, at the roundabout turn left into Middleton Road, at the next roundabout turn right into Lowestoft Road, continue over two sets of traffic lights turning right at the next roundabout into Beaufort Way, continue over the roundabout, turn right and continue into Carrel Road. Follow the road along and the property will be found in a cul-de-sac on the left hand side.



Master Bedroom 12'4" x 11'2" (3.77 x 3.41)

Double glazed window to front aspect, radiator

Shower Room 6'9" x 6'9" (2.07 x 2.07)

Shower in cubicle, hand basin, low level WC, bidet, double glazed window to front aspect

Bedroom 6/Dressing Room 10'5" x 5'2" (3.2 x 1.58)

Fitted wardrobes, Velux window, radiator.

Outside

To the front of the property there is a lawned garden with pathway to front door. To the rear there is a lawned garden with bushes and shrubs, patio. Driveway to garage, the garage measures 4.62 x 3.93, has an electric up & over door and power & light

Additional Information

RENT

Rent is exclusive of Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

TENANCY

Assured Periodic Tenancy.

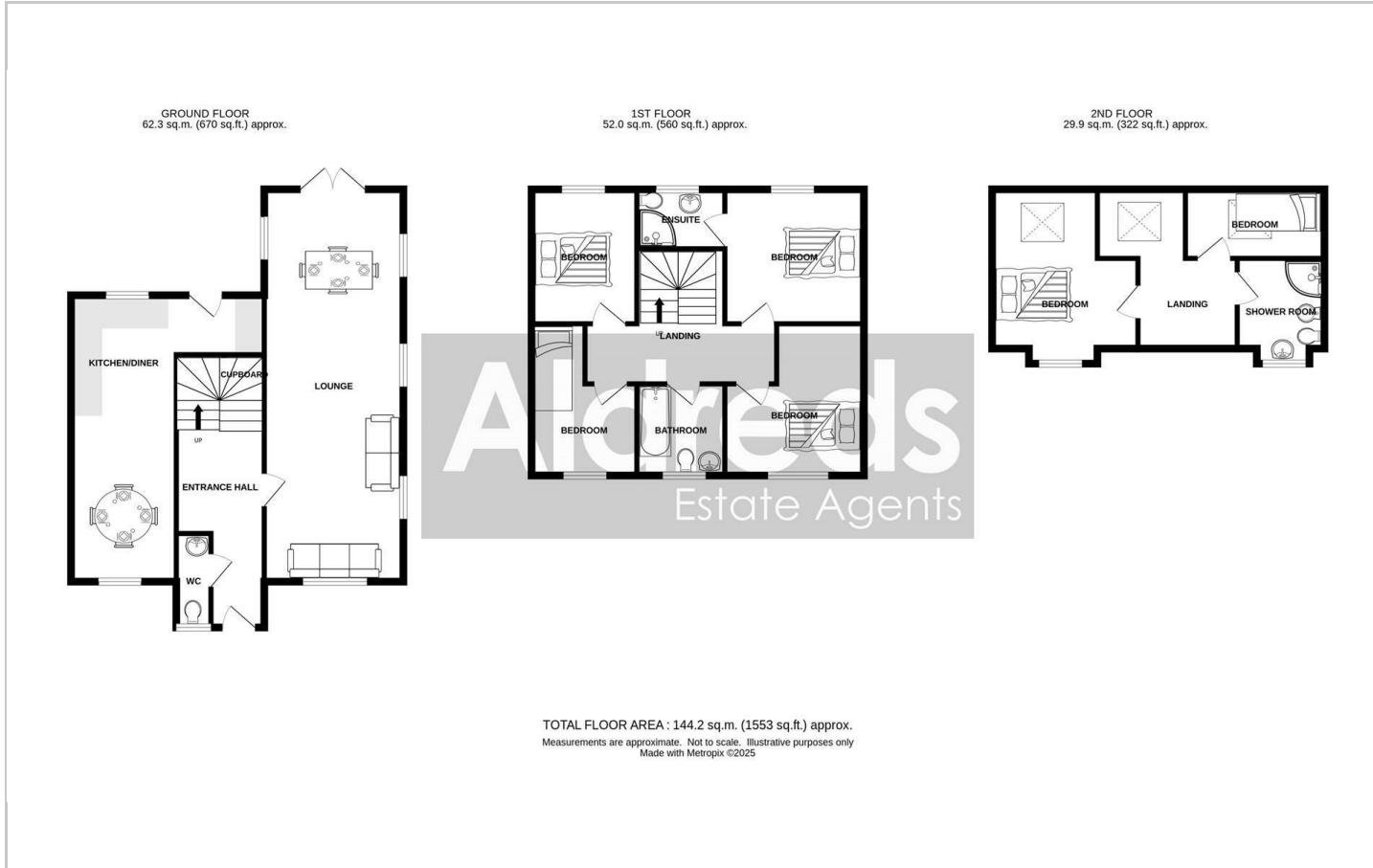
TERMS

NO SMOKING

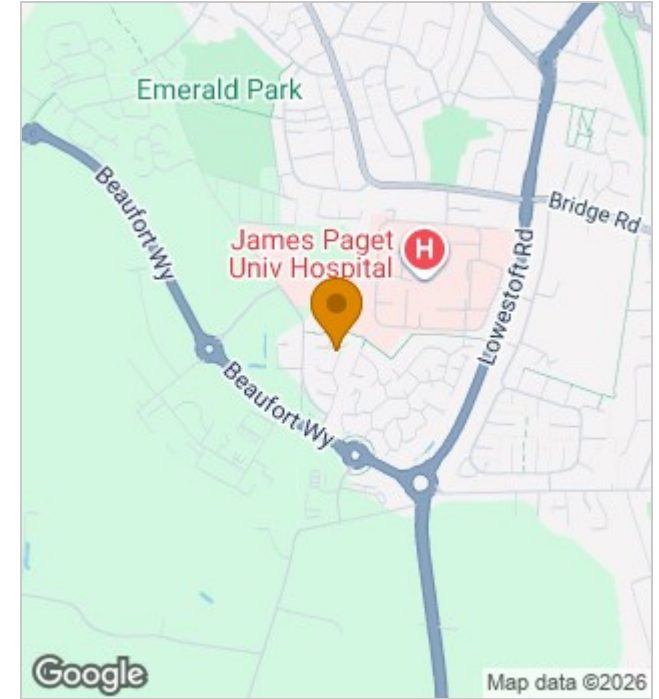
ADDITIONAL INFO

All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in advance and a Dilapidations deposit equivalent to 5 weeks' rent will also be required when agreements are signed. The Dilapidations Deposit is returnable after completion of a satisfactory tenancy. The aforementioned charges would be payable by bankers draft, a cheque drawn on a Building Society account, cash or Debit Card. NOT A PERSONAL CHEQUE.

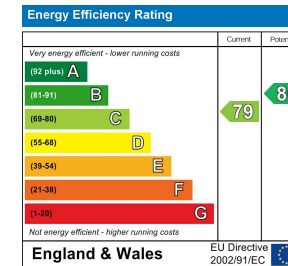
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Lettings Office on 01493 849111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 849111 Email: lettings@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA