



61 Spruce Avenue

Ormesby, Great Yarmouth, NR29 3RQ

£950 pcm

EPC Rating D

Very well presented two-bedroom semi-detached property offered in this popular Ormesby location. It benefits from a garage and driveway with parking for at least three vehicles, well-presented kitchen, conservatory and recently fitted bathroom.

ENTRANCE HALLWAY

carpet; UPVC double glazed entrance door and window to side with newly fitted blind; carpeted stairs to first floor.

LOUNGE

13' 5" x 12' 1" (4.1m x 3.7m) carpet; UPVC double glazed window to front; brick fireplace with electric fire; understairs storage cupboard; door to:

DINING ROOM

8' 2" x 7' 10" (2.5m x 2.4m) tiled floor; patio doors into conservatory; under floor heating; archway through to:

KITCHEN

8' 6" x 8' 2" (2.6m x 2.5m) tiled floor; modern wall and base units with cupboards and drawers and work surface over; built in double oven; four ring electric hob; extractor hood; built in fridge freezer; built in dishwasher; UPVC double glazed window to rear; under floor heating; stainless steel sink unit.

CONSERVATORY

11' 5" x 8' 6" (3.5m x 2.6m) tiled floor; UPVC double glazed door to side leading onto garden; under floor heating; double glazed windows and roof.

FIRST FLOOR LANDING

carpet; UPVC double glazed window to side with rollerblind.

BATHROOM

6' 10" x 5' 6" (2.1m x 1.7m) recently fitted with tile effect vinyl flooring; suite comprising of low level wc; hand wash basin with white gloss vanity unit beneath; bath with electric shower over and glass shower screen to side; frosted UPVC double glazed window.

BEDROOM 1

13' 5" x 10' 2" (4.1m x 3.1m) carpet; storage heater; UPVC double glazed window to front with fitted blind; built in storage cupboard/wardrobe.

BEDROOM 2

10' 2" x 9' 10" (3.1m x 3.0m) carpet; storage heater; UPVC double glazed window to rear.

OUTSIDE

To the front of the property there is ample parking leading to a garage with up and over door and access gate to rear garden. To the rear there is an enclosed low maintenance garden.

VIEWINGS

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

COUNCIL TAX

The property is currently listed as Band A.

