

Aldreds
Lettings

15 Maygrove Road, Great Yarmouth, Great Yarmouth, NR30

£850 PCM





15 Maygrove Road

Great Yarmouth, Great Yarmouth, NR30 1DG

- Lovely Three Bedroom Terrace Property
- Brand New Kitchen
- Courtyard Garden
- Close To Local Amenities & Bus Routes
- Recently Refurbished
- Living Room & Dining Room
- New Carpets Throughout

A very well presented and much improved three bedroom mid terrace property, situated in this sought after location off Northgate Street, close to a wide range of local amenities and convenient for the Beach. The property has been refurbished to a high standard to include a brand new kitchen and new carpets.



Living Room 11'0" x 11'8" (max) (3.37 x 3.58 (max))

With a double glazed window to the front aspect, radiator and door to the rear lobby.

Rear Lobby

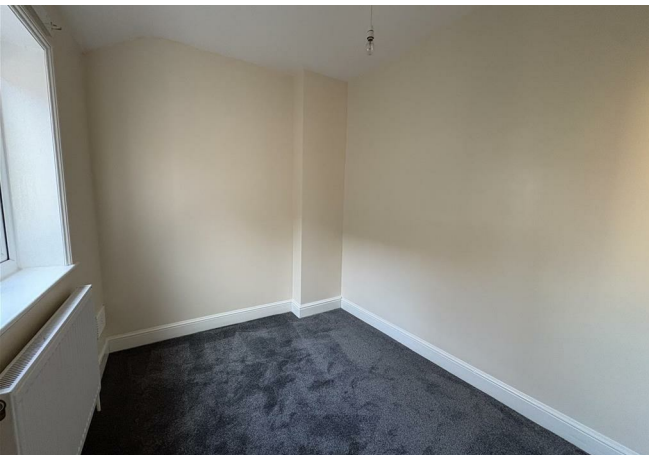
With stairs rising to the first floor landing and door to the dining room.

Dining Room 10'4" x 11'9" (max) (3.15 x 3.59 (max))

With a double glazed window to the rear aspect, radiator, useful understairs storage cupboard and door to the kitchen.

Kitchen 7'8" x 7'2" (2.36 x 2.19)

A newly installed kitchen with a good range of wall and base level storage units with wood effect work surfaces over, tiled splashbacks, wall mounted gas central heating boiler, tiled floor, space for electric cooker, door giving access to the rear garden and access to the utility area.





Utility Area

With Double glazed window to the side aspect, plumbing for washing machine with work surface over, tiled floor and door to the bathroom.

Bathroom

A nicely fitted three piece suite comprising low level WC, pedestal wash hand basin and corner bath with shower over, double glazed window to the rear aspect, double glazed window to the rear aspect, heated towel rail and tiled splash backs.

First Floor Landing

With doors off to bedrooms one and two.

Bedroom One 11'2" x 11'9" (max) (3.41 x 3.60 (max))

With a double glazed window to the front aspect, radiator and over stairs storage cupboard.

Bedroom Two 10'4" x 11'9" (max) (3.17 x 3.60 (max))

Having a double glazed window to the rear aspect, radiator and door to Bedroom Three

Directions



Bedroom Three 8'5" x 7'1" (2.57 x 2.16)

With a double glazed window to the side aspect and radiator.

Outside

The property benefits from an enclosed courtyard garden to the rear with outside tap and gate to the rear. Whilst to the front, is a small courtyard with path to the front door and low level walls.

Council Tax Band

Council Tax Band- A

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

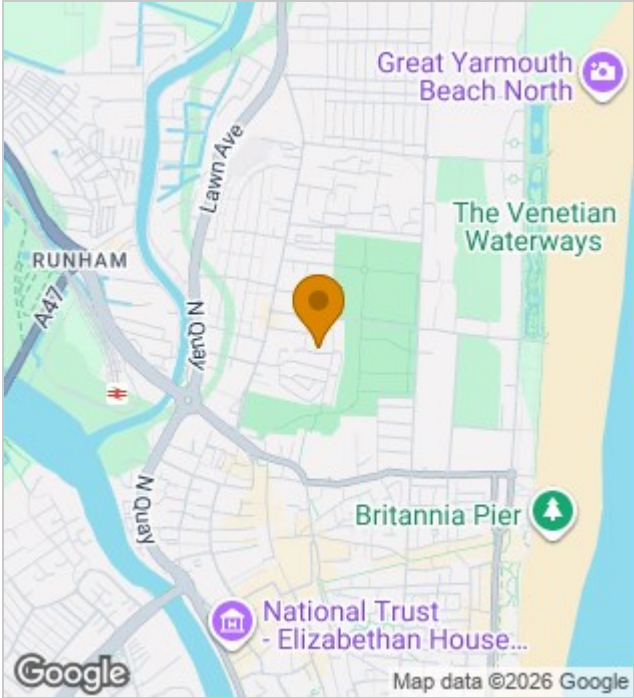
ADDITIONAL INFO

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.

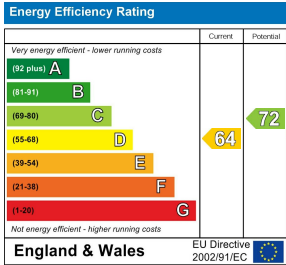
Floor Plans



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.