



**Flat 1, 63 Nelson Road North**  
Great Yarmouth, NR30 2AS

**£500 pcm**  
EPC Rating E

**First floor studio apartment located in the town centre of Great Yarmouth ideally located within a short walk of all amenities including the bus station and train station. Ground floor private entrance, spacious living area, fitted kitchen, separate shower room, electric panel heating.**

### **GROUND FLOOR ENTRANCE**

upvc double glazed door; small entrance leading to staircase.

### **LIVING SPACE**

18' 11" x 10' 0" (5.79m x 3.05m) three upvc double glazed windows; electric panel heating; wood effect laminate flooring; electric consumer unit.

### **KITCHEN AREA**

8' 11" x 6' 11" (2.74m x 2.13m) and base unit with sink electric free standing cooker; plumbing for washing machine; extractor hood; wood effect laminate flooring.

### **SHOWER ROOM**

6' 11" x 2' 11" (2.13m x 0.91m) double glazed window; extractor fan; electric fan heater; walk-in shower with electric shower fitting; wc; hand wash basin; aqua board.

### **COUNCIL TAX**

The property is currently listed as a Band A.

### **VIEWINGS**

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



GROUND FLOOR



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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