



26B Back Lane

Martham, Great Yarmouth, NR29 4PE

£825pcm

EPC Rating E

A spacious first floor apartment conversion in a quiet location on the edge of this popular Broadland Village. Common entrance hall, entrance hall, lounge, kitchen, 2 bedrooms, bathroom, communal garden areas, 2 allocated car parking spaces, electric heating, upvc double glazed windows.

COMMON ENTRANCE HALL

with telephone entry security system; stairs leading to the first floor.

ENTRANCE HALL

wood panelled entrance door; oil filled radiator; coved ceiling; access to the insulated loft space.

LOUNGE

12' 9" x 12' 1" (3.89m x 3.68m) upvc double glazed window overlooking the rear of the property; oil filled radiator.

KITCHEN/BREAKFAST ROOM

14' 2" x 8' 6" (4.32m x 2.59m) extensively fitted with a range of Maple finish Shaker style units comprising base units with cupboards and drawers and polish finished work surface over; integrated fridge/freezer; built-in stainless steel electric oven with four ring ceramic hob over; double width stainless steel extractor canopy; part tiled walls; single drainer stainless steel sink unit; integrated automatic washing machine/tumble dryer; double glazed window providing views over the rear; ceiling beam; built-in airing cupboard; oil filled radiator.

BEDROOM 1

11' 2" x 11' 9" (3.4m x 3.58m) double glazed window to front aspect; oil filled radiator.

BEDROOM 2

11' 8" x 9' 1" (3.56m x 2.77m) double glazed window to front aspect; oil filled radiator.

BATHROOM

white suite comprising panelled bath with electric shower fitting over; glazed shower screen; pedestal wash basin; low level wc; part tiled walls; extractor fan; chrome electric towel rail/radiator.

OUTSIDE

To the rear of the property is a communal lawned garden area with a provision for drying clothes. Timber and felt roof GARDEN SHED. Two allocated car parking spaces.

SERVICES

Mains water; electricity and drainage are connected to the property.

VIEWING

Strictly by appointment with the selling agents BYCROFT LETTINGS. Tel. 01493 844489.



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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 and 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