



114 Spruce Avenue

Ormesby, Great Yarmouth, NR29 3RQ

£975 pcm

EPC Rating D

Very well presented, three bedroom, semi-detached property offered in popular Ormesby location. Redecorated and new flooring throughout as well as newly fitted electric radiators operated by app. or manually for adaptive heating. Property benefits from a garage and parking space to the rear of the property. Available immediately!

ENTRANCE PORCH

double glazed entrance door and window to side; light. Inner door to;

ENTRANCE HALLWAY

newly fitted vinyl flooring, newly fitted carpeted stairs to first floor; newly fitted electric radiator. Door to lounge opening through to;

KITCHEN

9' 2" x 7' 10" (2.8m x 2.4m) newly fitted vinyl flooring; cream wall and base units; work surface over; stainless steel sink and drainer; double glazed window to front; space and plumbing for washing machine, fridge freezer and electric oven; extractor hood over.

LOUNGE

15' 8" x 14' 5" (4.8 max x 4.4m) newly fitted carpet; double glazed window to side and rear aspects; two newly fitted electric radiators; feature fire surround (closed off); understairs storage cupboard. Door to;

REAR LOBBY

newly fitted flooring; double glazed window overlooking the garden; newly fitted double glazed door leading into the garden; handy cloaks and storage area.

FIRST FLOOR LANDING

newly fitted carpet; double glazed window to side; newly fitted electric radiator; storage cupboard housing the water tank.

BEDROOM ONE

12' 1" x 9' 2" (3.7m x 2.8m) newly fitted carpet; newly fitted electric radiator; newly fitted double glazed window to front aspect.

BEDROOM TWO

9' 10" x 7' 2" (3.0m x 2.2m) newly fitted carpet; newly fitted electric radiator; newly fitted double glazed window to rear aspect.

BEDROOM THREE

6' 10" x 6' 2" (2.1m x 1.9 plus walk-in wardrobe area- carpet matching room and shelving) newly fitted carpet; newly fitted electric radiator; newly fitted double glazed window to rear aspect.

BATHROOM

modern white fitted suite with wc and sink within vanity with shelving; bath with electric shower over; shower screen to side; newly fitted double glazed window to front aspect.

OUTSIDE

To the front of the property is a shingled, low maintenance area on a good sized plot with side gate leading round to the enclosed rear garden which is a good mix of hard standing patio areas and a grass area, garden shed and rear gate leading to the private parking space and garage (Please note the garage has no electric); up and over door (Agents note: the roof has recently been replaced).

Agents Note: Since the last EPC rating was issued the landlord has fitted new electric radiators and replaced some of the double-glazed windows.

COUNCIL TAX

The property is currently listed as Band B.

VIEWINGS

Strictly by appointment with the letting 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 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