



37 High Street

Gorleston, Great Yarmouth, NR31 6RR

£900 pcm

EPC Rating D

Very well presented terrace property with two bedrooms and bathroom located off the landing with pleasant, enclosed yard to rear with seating area and shed. Modern fitted kitchen with appliances and modern spacious bathroom.

LOUNGE/DINER

22' 6" x 11' 5" (6.86m x 3.48m) carpet; stairs to first floor; windows to front rear aspect with blinds, two radiators, door through to:

KITCHEN

16' 5" x 5' 7" (5m x 1.7m) range of wall and base cupboards and drawers, including built in oven, brand new washing machine, brand new fridge freezer, four ring gas hob with extractor hood over, stainless steel one bowl sink with mixer tap, cupboard housing the gas boiler, windows to side and rear aspect, UPVC door, radiator.

FIRST FLOOR LANDING

BEDROOM 1

13' 1" x 11' 4 max" (3.99m x 3.45m) carpet; window with blind to front aspect, radiator.

BEDROOM 2

8' 10" x 8' 8" (2.69m x 2.64m) carpet; window with blind to rear aspect enjoying river and sea views, radiator.

SPACIOUS BATHROOM

white suite comprising of bath with mixer tap, mains shower over wc, hand wash basin, frosted double glazed window, heated towel rail, extractor fan.

OUTSIDE

To the rear of the property is an enclosed yard with newly laid patio, gate providing pedestrian access; shed with new tumble dryer.

COUNCIL TAX

The property is currently listed as Band A.

VIEWINGS

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

