



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 worksurface 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.

