



25 Blenheim Avenue
Martham, Great Yarmouth, NR29 4TW

£950 pcm
EPC Rating D

Lovely presented, newly refurbished 3-bedroom terrace property in Martham, benefitting from new flooring and freshly decorated throughout, brand new fitted kitchen and bathroom. The property also benefits from an enclosed rear garden and en bloc garage. The property is available immediately.

ENTRANCE HALL

5' 8" x 4' 11" (1.73m x 1.5m) newly fitted carpet to floor and stairs which lead to first floor; UPVC double-glazed door to front. Door to:

OPEN PLAN SITTING ROOM/DINING ROOM

24' 11" x 12' 7" (7.62m x 3.86m) newly fitted carpet; UPVC double-glazed window to front and rear aspects; UPVC double-glazed door to rear; two electric night storage heaters; under stairs storage cupboard. Door to:

KITCHEN

10' 0" x 7' 10" (3.07m x 2.41m) brand new fitted kitchen comprising of brand new light grey wall and base units with work surfaces over and brand new built-in electric oven, 4 ring hob and extractor hood over with black splashback; 1½ bowl steel sink with space for washing machine; tiled splashbacks; recess area for fridge freezer; UPVC double-glazed window to rear.

FIRST FLOOR LANDING

brand new carpet; loft access; built-in airing cupboard; electric night storage heater. Doors to all rooms.

BEDROOM 1

12' 0" x 8' 11" (3.68m x 2.74m) newly fitted carpet; UPVC double-glazed window to front.; wall mounted electric heater;

BEDROOM 2

12' 0" x 8' 11" (3.66m x 2.74m) newly fitted carpet; UPVC double-glazed window to rear; wall mounted electric heater.

BEDROOM 3

6' 9" x 9' 1" (2.06m x 2.79m) newly fitted carpet; UPVC double-glazed window to front; built-in cupboard / wardrobe space over stairs.

BATHROOM

6' 0" x 6' 9" (1.85m x 2.06m) brand new fitted suite comprising of hand wash basin, low level wc; panelled bath with electric shower over and shower screen to side; with wood effect vinyl flooring; UPVC double-glazed window to rear.

OUTSIDE

To the front of the property is a garden area laid mainly to lawn with a paved pathway approaching the front door with covered storm porch. To the rear of the property is an enclosed garden area laid mainly to lawn with a small, paved patio seating area. (There is en bloc garage providing off road parking for the property which can be found on the opposite side of Blenheim Avenue)

VIEWINGS

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

AGENTS NOTES

The external woodwork is due to be painted when the weather allows.

COUNCIL TAX

This property is currently listed as Band B.

