

Aldreds
Lettings

2 Amethyst Close, Gorleston, Great Yarmouth, NR31 6EU

£1,000 PCM

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2 Amethyst Close

Gorleston, Great Yarmouth, NR31 6EU

- End Terrace
- Bathroom
- Lounge
- Gardens
- Double Glazing
- Three Bedroom
- Cloakroom
- Spacious Kitchen/Diner
- Gas Central Heating
- Convenient Location

Well situated for the James Paget Hospital and the beach we are pleased to offer this well presented, spacious three bedroom end terrace house. On the ground floor there is an entrance hall, lounge, kitchen/diner and a cloakroom. The first floor offers three bedrooms and a bathroom off landing. Gas central heating and double glazing. Front & rear gardens.







Entrance Hall

Built in wardrobe, stairs rising to landing, door to front, radiator.

Lounge 17'7" x 10'7" (5.36 x 3.25)

Door to rear, double glazed window to rear aspect, radiator.

Kitchen/Diner 15'3" x 8'4" (4.67 x 2.56)

Base & wall units with worktops, gas boiler, double glazed window to front aspect, radiator, gas hob, electric oven, plumbing for washing machine, part tiled walls, sink with drainer, storage cupboard.

Cloakroom

Low level WC, hand basin, opaque double glazed window to front aspect.

Landing

Loft access, storage cupboard.

Bedroom 1 14'5" x 8'8" (4.41 x 2.66)

Double glazed window to rear aspect.



Bedroom 2 11'7" x 10'5" (3.55 x 3.2)
Double glazed window to front aspect.

Bedroom 3 8'7" x 8'7" (2.64 x 2.64)
Double glazed window to rear aspect.

Bathroom
Panel bath, hand basin, low level WC, opaque double glazed window to front aspect, part tiled walls.

Outside
Lawned garden to front with pathway to front door. To the rear of the property there is a patio with lawned rear garden, flower beds, brick shed, timber shed.

Services
Mains water, electricity, gas, drainage.

Council Tax
Band A

Additional Information
RENT

Rent is exclusive of Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

Directions

From the Gorleston office head south along the High Street, turn right in to Church Lane, at the roundabout turn left in to Middleton Road, at the roundabout turn right in to Lowestoft Road, at the traffic lights turn left in to Bridge Road, turn left in to Leman Road, turn right in to Amethyst Close.

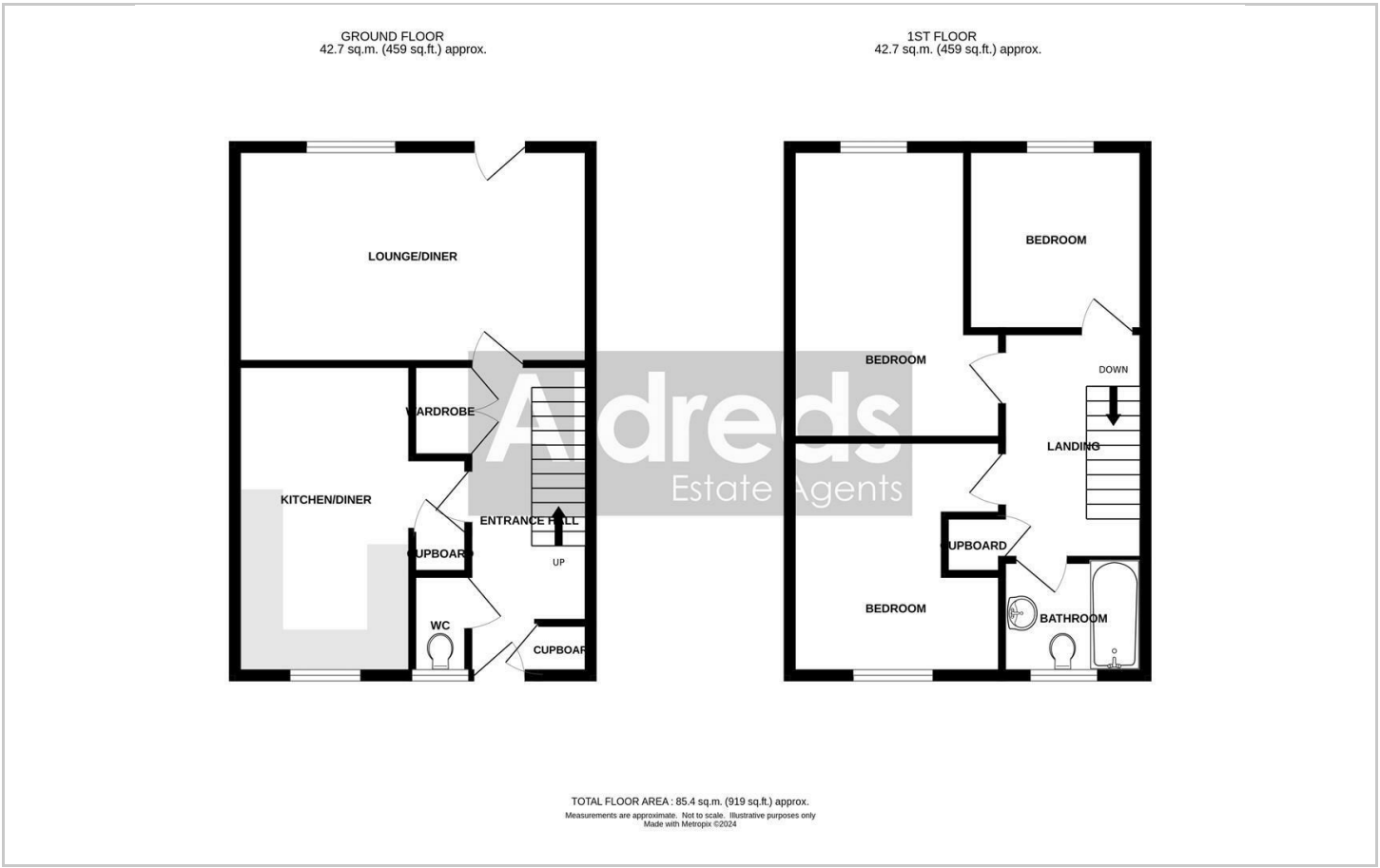


TENANCY
Assured Periodic Tenancy

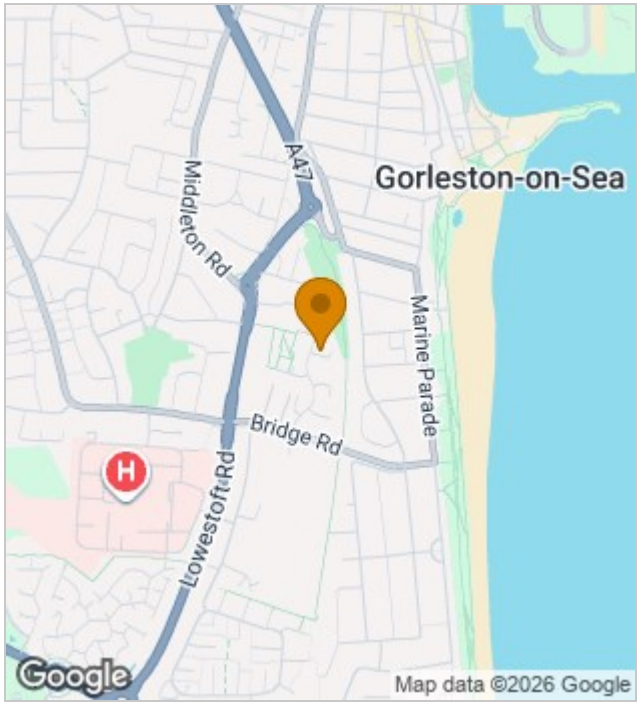
TERMS
NO SMOKING

ADDITIONAL INFO
All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in advance and a Dilapidations deposit equivalent to 5 weeks' rent will also be required when agreements are signed. The Dilapidations Deposit is returnable after completion of a satisfactory tenancy. The aforementioned charges would be payable by bankers draft, a cheque drawn on a Building Society account, cash or Debit Card. NOT A PERSONAL CHEQUE.

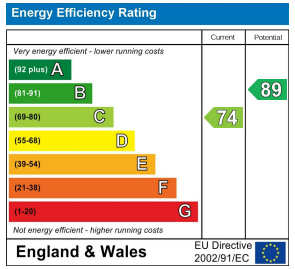
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Lettings Office on 01493 849111
if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.
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