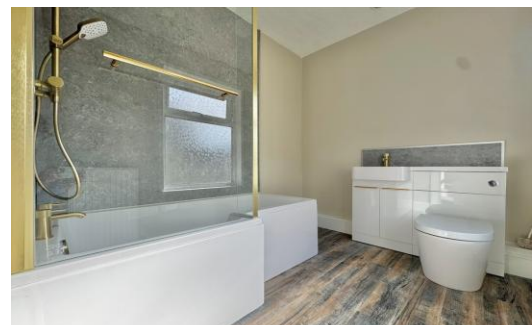




93 Garfield Road
Great Yarmouth, NR30 4JX

£900pcm
EPC Rating C

Newly renovated terrace home in the popular town of Great Yarmouth. The property features a modern fitted kitchen, spacious lounge, separate dining room and a downstairs WC. Upstairs are three bedrooms and a family bathroom. Outside, there is an enclosed courtyard garden. AVAILABLE IMMEDIATELY

ENTRANCE PORCH

3' 7" x 2' 5" (1.09m x 0.74m) upvc double glazed window to side aspect; upvc double glazed door to front.

LOUNGE

11' 5" x 10' 8" (3.48m x 3.25m) upvc double glazed window to the front aspect.

DINING ROOM

11' 4" x 10' 10" (3.45m x 3.3m) upvc double glazed window to rear aspect; understairs cupboard.

KITCHEN

14' 9" x 6' 1" (4.5m x 1.85m) newly fitted kitchen with a mixture of wall and base units; integrated sink drainer; integrated hob with extractor hood above; integrated oven; upvc double glazed window and door to side aspect.

SEPARATE WC

wc; windows to window and side aspects.

FIRST FLOOR LANDING

BEDROOM 1

11' 5" x 10' 9" (3.48m x 3.28m) upvc double glazed window to front aspect.

BEDROOM 2

11' 5" x 11' 1" (3.48m x 3.38m) built-in storage cupboard; upvc double glazed window to rear aspect; access to:

BEDROOM 3

6' 10" x 6' 4" (2.08m x 1.93m) upvc double glazed window to side aspect; access to:

BATHROOM

7' 7" x 6' 5" (2.31m x 1.96m) brand new modern suite comprising bath with mixer tap with wall mounted shower; upvc double glazed window to side aspect; wc; hand wash basin.

OUTSIDE

To the front of the property there is enclosed courtyard garden space. To the rear of the property is an enclosed courtyard garden giving access to the alley at the rear.

COUNCIL TAX

The property is currently listed as a Band A.

VIEWING

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 and 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