



66 Marlborough Green Crescent
Martham, Great Yarmouth, NR29 4SZ

£950PCM
EPC Rating C

Renovated, Modern, mid-terrace home situated in a popular residential position of Martham. The property offers 2 bedroom accommodation with a modern first floor fitted bathroom, and high quality fitted kitchen. To the rear of the property is an enclosed garden laid mainly to pave and artificial turf for low maintenance with countryside views

ENTRANCE HALL

3' 8" x 3' 7" (1.12m x 1.09m) UPVC double-glazed door to side.

SITTING ROOM

10' 11" max" x 18' 1" max into stairwell" (3.33m x 5.51m) carpet; UPVC double-glazed window to front.

KITCHEN DINER

10' 11" x 8' 10" (3.33m x 2.69m) fitted with a range of wall and base units with roll edge granite work surfaces over; inset 1 ½ bowl stainless steel sink with copper mixer tap over; plumbing for automatic washing machine; cooker point with space for slim line oven; space for fridge freezer; granite upstands; UPVC double-glazed door to rear; UPVC double-glazed window to rear.

FIRST FLOOR LANDING

8' 9" x 2' 7" (2.67m x 0.79m) carpet; built-in airing cupboard.

BEDROOM 1

10' 11" x 8' 11" (3.33m x 2.72m) carpet; UPVC double-glazed window to rear .

BEDROOM 2

10' 11" x 8' 10" (3.33m x 2.69m) carpet; UPVC double-glazed window to front.

BATHROOM

8 max' x 9' 5 max" (2.44m x 2.87m) fitted with a white suite comprising of low level wc, vanity wash hand basin with mixer tap over and storage cupboards below; panel bath with mixer tap over; bi-folding shower screen with wall mounted electric shower unit; loft access; extractor fan.

OUTSIDE

To the front of the property is a garden area laid mainly to lawn with paved pathway. To the rear of the property is an enclosed garden laid mainly to pave and artificial turf for low maintenance with 2 patio areas providing ideal spaces for relaxing and entertaining, low maintenance shingle borders and countryside views to the rear. En-bloc garage for the property.

COUNCIL TAX

This property is currently listed as Band A.

VIEWINGS

Strictly by appointment with the selling agents, BYCROFT LETTINGS, tel: 01 493 844484.



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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 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