



21 Stable Yard Trinity Place
Great Yarmouth, NR30 3HA

£700 pcm
EPC Rating C

A lovely little two bedroom cottage with character features including low ceilings, beams to first floor and tiled floor to lounge. Offered with enclosed gated, low maintenance, courtyard garden. Available immediately.

OPEN PLAN LOUNGE / KITCHEN

LOUNGE AREA

18' 0" x 7' 10" (5.49m x 2.39m) tiled floor; entrance door and windows to side; two radiators; understairs storage cupboard; carpeted stairs to first floor.

KITCHEN AREA

10' 9" x 9' 2" (3.28m x 2.79m) laminate flooring; beech effect fitted wall and base units with drawers and work surface over; built in electric oven with four ring gas hob and extractor hood over; one and a half bowl stainless steel sink unit; breakfast bar area; window overlooking front garden with roller blind; free standing washing machine, fridge and freezer all left as goodwill.

FIRST FLOOR LANDING

carpeted stairs and landing.

BEDROOM 1

13' 9" x 5' 2" (4.19m x 1.57m) carpet; radiator; window to front with roller blinds; ceiling mounted beams.

BATHROOM

tiled floor; stainless steel towel warmer/radiator; white suite comprising of low level wc; hand wash basin; p-shaped bath with mixer tap and electric shower over; small ceiling window; small recess area for storage.

BEDROOM 2

8' 6" x 7' 10" (2.59m x 2.39m) carpet; radiator; window to front with roller blinds; wall and ceiling beams.

OUTSIDE

There is a pleasant enclosed, gated courtyard area with ample space for relaxing and drying washing.

AGENTS NOTE

The photos show artificial grass in the courtyard; this has now been removed.

VIEWINGS

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

COUNCIL TAX

The property is currently listed as Band A.



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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