



76 Portobello Drive

Martham, Great Yarmouth, NR29 4FL

£800 pcm

EPC Rating B

Two bedroom home on the Persimmon site in the village of Martham, Open plan Kitchen/Lounge, parking for 2 vehicles, enclosed rear garden

ENTRANCE HALLWAY

fitted carpet; double glazed entrance door; radiator; carpeted stairs to first floor; door to:

OPEN PLAN KITCHEN / LOUNGE

KITCHEN AREA

11' 1" x 9' 2" (plus alcove storage area) (3.4m x 2.8m) wood effect vinyl flooring; modern beige wall and base units with drawers and wood effect vinyl worksurface over; built in one and a half bowl stainless steel sink unit with drainer; built in fitted electric oven, four ring electric ceramic hob and fitted extractor fan; breakfast bar area for dining; double glazed window to front; opens into:

LOUNGE AREA

12' 1" x 10' 2" (3.7m x 3.1m) fitted carpet; two radiators; patio door onto garden; door to:

CLOAKROOM

wood effect vinyl flooring; radiator; modern white suite comprising of low level wc and hand wash basin.

STAIRS AND LANDING

newly fitted carpet; loft access.

BEDROOM 1

12' 1" narrowing floorspace to 9' 2" x 7' 10" (3.7m to 2.8m x 2.4m) (due to raised stairwell area) fitted carpet; radiator; two double glazed windows to front.

BEDROOM 2

12' 1" narrowing to 9' 6" x 7' 10" (3.7m to 2.9m x 2.4m) fitted carpet; radiator; double glazed window to rear; cupboard housing water system.

BATHROOM

fitted vinyl flooring; fitted white modern suite comprising of low level wc; hand wash basin; bath with electric shower over; tiled splashback areas.

OUTSIDE

To the front of the property is a brickweave driveway providing parking for two vehicles. To the rear is an enclosed garden with rear access gate.

COUNCIL TAX Band B

SERVICES

Mains water, electricity and drainage are connected to the property.

VIEWINGS

Strictly by appointment with the letting agents, BYCROFT LETTINGS, tel: 01 493 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 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