



42 Commodore Road
Oulton Broad, Oulton, NR32 3NF

£925 pcm
EPC Rating C

Very well presented, renovated two bed terraced house in popular Oulton Broad location within easy access of the train station and close to local amenities with brand new carpets, fitted kitchen and bathroom suite and freshly decorated throughout. Available immediately.

LOUNGE

14' 1" x 14' 1" (4.3 max x 4.3 max) newly fitted carpet; radiator; double glazed bay window to front; double glazed entrance door; carpeted stairs to first floor. Door into;

KITCHEN/ DINING ROOM

14' 1" x 11' 1" (4.3 max x 3.4m) wood effect wall and base units with work surface over; spaces for electric oven and washing machine; stainless steel sink with drainer and mixer tap; double glazed window overlooking the garden; wall mounted gas boiler; radiator; double glazed door to rear garden. Door leading to storage cupboard.

FIRST FLOOR

small, carpeted landing area. Doors leading to each of the rooms.

BEDROOM ONE

13' 9" x 12' 5" (4.2 max reducing to 3.2m x 3.8 reducing to 1.6m) L-shaped room with newly fitted carpet; radiator; two double glazed windows overlooking the front aspect.

BATHROOM

newly fitted vinyl flooring; brand new suite comprising of low level wc; bath with mixer tap and showerhead attachment with glass screen to side; sink within vanity unit with shelving around and cupboards beneath; radiator; double glazed window to rear; storage cupboard with shelving.

BEDROOM TWO

8' 2" x 7' 10" (2.5m x 2.4m) newly fitted carpet; radiator; double glazed window overlooking the rear aspect.

OUTSIDE

To the front of the property is a low maintenance shingled area with gate leading up to the front door. To the rear of the property is an enclosed garden area mainly laid to lawn with patio and pathway leading up to a rear access door into a garage with up and over door to front; one parking space immediately on front of the garage within a secured parking area which is accessed by a locked gate for private parking for the residents only.

COUNCIL TAX

The property is currently listed as Band A.

VIEWINGS

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

