Aldreds
Lettings



29 Southgates Road

, Great Yarmouth, NR30 3LL

£800 PCM

2 1 2 E

A lovely two bedroom terrace property, situated in this sought after residential location, The accommodation comprises Living Room, separate Dining Room, Fitted Kitchen, First Floor Landing, Double Bedroom to front and a Further Double Bedroom to the rear with the Bathroom off the second bedroom. Outside, there is an enclosed courtyard with two useful brick storage sheds, both with power connected, perfect as a utility area.







LOUNGE 11'1" x 11'1" (3.38 x 3.38)
Tiled flooring, electric storage heater, electric fuel effect fire and surround, uPVC double glazed window to the front aspect, cupboard housing electricity meter and consumer unit.

INNER HALL
Tiled flooring, stairs to the first floor, door to;

DINING ROOM 10'11" x 9'4" (3.35 x 2.87)
Tiled flooring, electric storage heater, under stairs storage cupboard, uPVC double glazed window to the rear aspect, opening to;

KITCHEN 7'6" x 5'1" (2.31 x 1.55)
Tiled flooring, base level storage units, worktops, stainless steel sink and drainer unit with mixer tap over, tiled splash-backs, electric oven and 4 ring electric hob and plumbing for washing machine.

LANDING
Fitted carpet, doors to bedrooms 1 and 2.

BEDROOM 1 11'3" x 11'3" (3.45 x 3.45)
Fitted carpet, uPVC double glazed window to the front aspect, traditional fireplace (not in use), built in storage cupboard.

BEDROOM 2 11'3" x 9'8" (3.45 x 2.95)
Fitted carpet, uPVC double glazed window to the rear aspect, door to;

BATHROOM
Tile effect flooring, uPVC double glazed window to the side aspect, white bathroom suite comprising low level WC, pedestal wash basin, panel bath with electric shower over, electric fan heater.

REAR
Fully enclosed yard, brick built store with power points and lighting, gate to; BISECTED YARD - Further brick built store room with power points, lighting and shelving. Enclosed yard area with rotary washing line.

COUNCIL TAX BAND
Council Tax Band- A

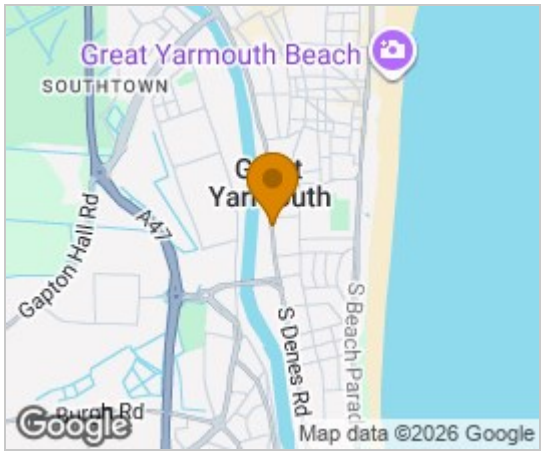
ADDITIONAL INFORMATION
RENT
Rent is exclusive of Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

TENANCY
Assured Periodic Tenancy

TERMS
NO SMOKING

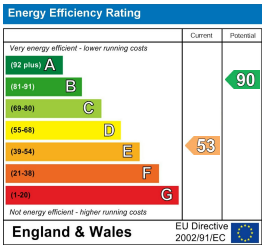
ADDITIONAL INFO
All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in advance and a Dilapidations deposit equivalent to 5 weeks' rent will also be required when agreements are signed. The Dilapidations Deposit is returnable after completion of a satisfactory tenancy. The aforementioned charges would be payable by bankers draft, a cheque drawn on a Building Society account, cash or Debit Card. NOT A PERSONAL CHEQUE

Area Map



Floor Plans

Energy Efficiency Graph



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