



Aldreds
Lettings



69 Chaucer Road , Great Yarmouth, NR30 4HA

£900 PCM



Aldreds are pleased to offer this superbly presented, renovated mid terraced house in a sought after location to the north of the town centre and within a couple of hundred yards of the sea front. The property has recently benefitted from an interior modernisation with complete re-decoration, new floor coverings, new kitchen and bathroom fittings. The accommodation comprises of an entrance hall, lounge, gloss fitted kitchen/dining room, first floor landing with three separate bedrooms and a new bathroom suite. Outside there is forecourt parking and a generous west facing rear garden.



Entrance Hall

Part double glazed pvc entrance door, stairs to first floor, wood effect laminate flooring and new fitted carpet, radiator, door to:

Lounge 14'7" x 11'10" (4.47 x 3.62)

Including the chimney breast, tv point, double glazed window to front aspect, radiator, wood effect laminate flooring, door to:

Kitchen/Dining Room 16'2" maximum x 9'10" (4.94 maximum x 3.02)

Including the under stairs cupboard. New grey gloss finish kitchen with wall and matching bas units with work surfaces over, inset single drainer stainless steel sink unit, space and plumbing for appliances, built in electric oven, four ring ceramic hob and extractor hood, part metro tiled walls, Ideal gas fired combination boiler, two double glazed windows to rear aspect, part double glazed pvc door to rear, radiator, wood effect laminate flooring.

First Floor Landing

Access to the loft space, new fitted carpet, doors leading off to:

Bedroom 1 13'1" x 9'9" (3.99 x 2.98)

Including the chimney breast, tv point, new fitted carpet, radiator, double glazed window to front aspect.

Bedroom 2 11'8" x 8'11" (3.58 x 2.73)

Including the chimney breast, radiator, double glazed window to rear aspect, new fitted carpet.

Bedroom 3 9'10" x 7'7" (3.00 x 2.33)

Including the open fronted over stairs wardrobe cupboard, new fitted carpet, radiator, double glazed window to front aspect.

Bathroom 5'9" x 5'5" (1.76 x 1.66)

New white suite comprising panelled bath with mans fed shower fitting over, grey gloss finish aqua panelled walls, radiator, pedestal wash basin, low level wc, vinyl flooring, frosted double glazed window to rear aspect.

Outside

To the front of the property is a large driveway laid with block pavior with a side border and pathway leading to the entrance. To the rear is a generous westerly facing rear garden with a paved patio and lawned garden beyond. The rear garden is fully enclosed with a gated rear access on to the rear service roadway.

Additional Info

RENT

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

TENANCY

6 Months Assured Shorthold.

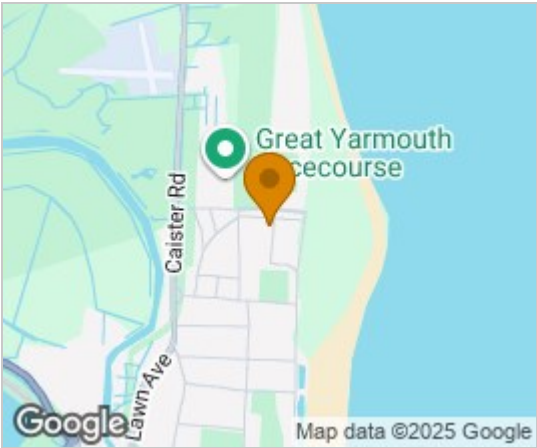
TERMS

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.

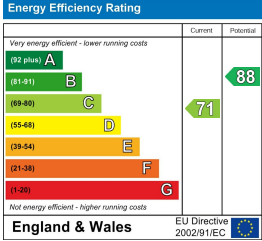
Area Map



Floor Plans



Energy Efficiency Graph



Disclaimer
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