



258 Beccles Road

Gorleston, Great Yarmouth, NR31 8AH

£1250 pcm

EPC Rating D

Very well-presented, freshly decorated, three bed, semi-detached property in this popular location within easy reach of central Gorleston and Great Yarmouth. The property benefits from a modern fitted kitchen, three good sized bedrooms, downstairs wc and utility space, driveway to the front with parking for at least two vehicles. The property is available immediately!

ENTRANCE HALLWAY

laminated flooring; carpeted stairs to first floor; radiator; recently fitted double glazed entrance door; under stairs storage cupboard housing electric meter and fuse box. Doors to Lounge and Dining Room.

LOUNGE

11' 9" x 11' 1" (3.6 max x 3.4 max) newly fitted carpet; radiator; double glazed curved window to front providing bright, airy room; shelving.

DINING ROOM

11' 1" x 10' 9" (3.4m x 3.3m) newly fitted vinyl flooring; radiator; double glazed window to side; fitted storage cupboard. Door to;

KITCHEN

11' 1" x 7' 6" (3.4m x 2.3m) recently fitted modern kitchen with wall and base units with work surface over; fitted oven; four ring electric hob with stainless steel splashback; extractor hood over; 1½ bowl stainless steel sink and drainer; double glazed window to side; radiator; space for dishwasher and washing machine and under counter fridge; newly fitted vinyl flooring. Door to;

UTILITY AREA

T-shaped room with tiled floor; base units with work surface over; space for appliance with vent for tumble dryer; double glazed window to rear; storage cupboard/ pantry with shelving and electrics. Door to;

DOWNSTAIRS WC

tiled floor; radiator; wc; newly fitted gas boiler.

FIRST FLOOR

carpeted stairs with large stained glass window bringing plenty of light into the stair area; newly fitted carpet to landing; radiator; loft access. Doors to the three Bedrooms and Bathroom.

BEDROOM ONE

11' 9" x 11' 1" (3.6 max x 3.4 max) newly fitted carpet; radiator; double glazed curved window to front.

BATHROOM

newly fitted vinyl flooring; white suite comprising of low level wc; hand wash basin with vanity unit beneath; bath with electric shower over and screen to side; double glazed window to side.

BEDROOM THREE

8' 10" x 8' 2" (2.7m x 2.5m) carpet; radiator; double glazed window to side.

BEDROOM TWO

11' 1" x 11' 1" (3.4m x 3.4m) carpet; radiator; double glazed window to rear; shelving.

OUTSIDE

the front of the property benefits from a large, shingled driveway providing parking for at least two vehicles; the main entrance door is located at the side of the property along from which is access to the rear garden with patio area, central artificial grass area; two garden sheds and area behind for storage, there is a rear entrance door leading onto the Utility area.

COUNCIL TAX

The property is currently listed as Band B.

VIEWINGS

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