

Aldreds
Lettings



£950 PCM

71 Bells Road, Gorleston, Great Yarmouth, NR31 6AF



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A deceptively spacious three bedroom terrace property, ideally located close to a wide range of local amenities and also to Gorleston beach. Offering three bedrooms off landing, three reception areas, ground floor cloaks/WC, first floor bathroom and courtyard garden to rear. The property is available NOW!!!!

Entrance Hall

With sliding door to the living room, radiator, laminate wooden flooring and door to the rear hallway.

Living Room

8'2" x 10'11" (plus bay) (2.5 x 3.33 (plus bay))

With a double glazed bay window to the front aspect, radiator and laminate wooden flooring.

Rear Hallway

With stairs rising to the first floor landing and door to the dining room.

Dining Room

9'10" (max) x 11'5" (max) (3.02 (max) x 3.49 (max))

With a double glazed window to the rear aspect, laminate wooden flooring, door to an understairs storage cupboard housing the fusebox and electric meter, laminate wooden flooring and access to the breakfast room.

Breakfast Room

9'10" x 6'9" (3.02 x 2.08)

With a double glazed window to the side aspect, radiator, laminate wooden flooring and access to the kitchen.

Kitchen

8'9" x 6'10" (2.67 x 2.10)

Fitted with a range of wall and base level storage units with roll top work surfaces, inset stainless steel single bowl drainer sink unit with mixer tap over, freestanding four ring gas cooker, radiator, extractor fan, double glazed window to side aspect, double glazed door to the rear garden, wall mounted gas central heating boiler with wall mounted timer controls and access to the cloakroom/WC.

Cloakroom/WC

With low level WC and wall mounted wash hand basin, radiator and double glazed window to the side aspect.

First Floor Landing

With doors off to all bedrooms and bathroom and access to roof space.

Bedroom 1

10'11" (plus bay) x 11'6" (3.33 (plus bay) x 3.51)

With a double glazed bay window to the front aspect, radiator and door to a built in storage cupboard.

Bedroom 2

8'9" x 9'11" (2.69 x 3.04)

With a double glazed window to the rear aspect, radiator and door to a storage cupboard (shared with Bedroom 1)

Bathroom

With a white three piece suite comprising low level WC, wall mounted wash hand basin and panelled bath with shower over, double glazed window to side aspect, mermaid board splashbacks and extractor fan.

Bedroom 3

11'11" x 6'9" (max) (3.65 x 2.07 (max))

With a door to the airing cupboard, radiator and double glazed window to the side aspect.

Outside

An enclosed courtyard garden to rear with fenced borders and wooden gate to a shared rear passageway giving access to the front of the property.

Council Tax

Band B

Services

Mains water, electricity, gas, drainage

Additional Info

RENT

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

TENANCY

Assured Periodic Tenancy.

TERMS

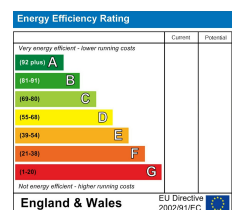
NO SMOKING

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 Payments

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Additional Information



Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential tenants should check with their providers that the broadband and mobile phone coverage they would require is available.

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