Bycroft
ESTATE AGENTS









18 Vincent Close

Great Yarmouth, NR31 0HR

£850 pcm

EPC Rating B

Well presented two bedroom second floor apartment with off street parking for two vehicles and outside store. In well positioned location close to all local amenities.

COMMUNAL ENTRANCE AREA
with stairs leading to second floor where entrance can be found.

ENTRANCE HALLWAY
laminate effect vinyl flooring; loft access; storage cupboard.

OPEN PLAN LOUNGE / KITCHEN:

LOUNGE AREA
14' 5" x 13' 1" (4.39m x 3.99m) carpet; two radiators; double glazed window to front.

KITCHEN AREA
9' 10" x 8' 10" (3m x 2.69m) fitted vinyl flooring; beech effect wall and base units with drawers and worksurface over; built in fridge freezer; electric oven with four ring ceramic hob and enclosed extractor hood over; one and a half bowl stainless steel sink unit; gas fired boiler; double glazed windows to side and front aspects.

BEDROOM 1
16' 4" x 10' 2" (4.98m x 3.1m) carpet; radiator; double glazed window to side.

BEDROOM 2
9' 10" x 7' 6" (3m x 2.29m) newly fitted carpet; radiator; double glazed window to side.

BATHROOM
vinyl flooring; modern white suite comprising of low level wc; hand wash basin; bath with mains connected shower over; frosted double glazed window; radiator.

OUTSIDE
There is an open garage and parking space and to the rear is a locked outside store.

COUNCIL TAX
The property is currently listed as Band A.

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 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