



95 Queens Crescent

Gorleston, Great Yarmouth, NR31 7NJ

£1,100 pcm

EPC Rating C

Well presented, three bedroom, semi-detached house located in close proximity to the James Paget Hospital, schools and local amenities. Situated on a good size plot with off street parking to the rear.

HALLWAY

tile effect vinyl flooring; radiator; downlights; carpeted stairs to first floor; doors to Lounge and Kitchen; double glazed entrance door.

LOUNGE / DINER (L-SHAPED ROOM)

15' 5" max narrowing to 6' 10" x 19' 0" max narrowing to 8' 6" (4.7m to 2.1m x 5.8m to 2.6m)

LOUNGE AREA

carpet; double glazed window to front; radiator; downlights.

DINING AREA

tile effect vinyl flooring; double glazed window to rear; radiator; downlights; door to Kitchen.

KITCHEN

13' 5" x 7' 10" (4.1m x 2.4m) tile effect vinyl flooring; recently fitted white gloss wall and base units with drawers and black vinyl worksurface over; fitted stainless steel extractor hood; stainless steel sink with drainer; double glazed window to rear; space and plumbing for washing machine; downlights; double glazed rear door onto the garden; radiator; two storage cupboards with windows, one housing electric meter.

FIRST FLOOR LANDING

carpeted stairs with double glazed windows to side aspect at the top and bottom of stairs; carpeted landing area; loft access.

BEDROOM 1

14' 5" x 8' 6" (4.4m x 2.6m) carpet; radiator; double glazed window to front; built in wardrobe.

BEDROOM 2

14' 9" max x 8' 6" max (4.5m x 2.6m) carpet; radiator; double glazed window to rear; cupboard housing boiler; built in wardrobe.

BEDROOM 3

9' 10" x 6' 10" (3.0m x 2.1m) carpet; radiator; double glazed window to front; built in wardrobe.

BATHROOM

9' 10" x 5' 6" (3.0m x 1.7m) tiled flooring; modern white suite comprising low level wc; hand wash basin; bath with electric shower unit over; frosted double glazed windows to side and rear aspects; wall mounted towel warmer/radiator.

OUTSIDE

To the front of the property is a large garden laid to lawn with front entrance gate and path leading to the front door. To the rear is an enclosed garden with patio area and lawn, two outbuildings for storage, outside wc and rear gate giving access to parking space accessed by rear service road.

VIEWINGS

Strictly by appointment with the letting agents, BYCROFT LETTINGS, tel: 01493 844489.

COUNCIL TAX

The property is currently listed as Band B.

