



6 Common Road

Gorleston, Great Yarmouth, NR31 0QG

£900 pcm

EPC Rating D

Well-presented, freshly decorated, two bed terrace house ideally located on the edge of Gorleston and Great Yarmouth with bus stop at the end of the road providing easy access into both towns. AVAILABLE IMMEDIATELY.

ENTRANCE PORCH

vinyl flooring; double glazed entrance door; coat hook. Internal door into;

LOUNGE

12' 1" x 11' 5" (3.7m x 3.5m) vinyl flooring; radiator; double glazed window with blind to front. Internal door to;

INNER LOBBY

vinyl flooring; carpeted stairs to first floor. Door to;

KITCHEN/DINING ROOM

12' 5" x 10' 5" (3.8 max x 3.2 max) vinyl flooring; modern grey wall and base units with draw unit and work surface over; stainless steel sink and drainer; space for oven with extractor hood and glass splashback; double glazed window into lean-to; radiator; understairs storage cupboard. Door to;

REAL HALLWAY

tiled floor. Doors to storage cupboard, bathroom and lean-to; storage cupboard with shelving.

BATHROOM

tiled floor; white suite comprising of low level wc; hand wash basin; bath with electric shower over and screen to side; radiator; window.

LEAN-TO

11' 9" x 5' 10" (3.6m x 1.8m) vinyl flooring, ideal utility area with work surface and double wall unit; plumbing and drainage for washing machine; boiler; double glazed door to rear garden.

FIRST FLOOR

small area with doors into both bedrooms.

BEDROOM ONE

12' 1" x 11' 9" (3.7m x 3.6m) carpet; radiator; double glazed window to front with blind; built-in storage cupboard/wardrobe.

BEDROOM TWO

12' 1" x 10' 9" (3.7m x 3.3m) newly fitted carpet; radiator; double glazed window to rear.

OUTSIDE

To the rear is a pleasant enclosed rear garden with patio area and artificial grass, flowering raised border to side, outside storage box, slide, bench and chair (AGENTS NOTE: there is a right of way service gate for rear access into the garden, this property is the end of that passage so there is no pass-through pedestrians).

COUNCIL TAX

This property is currently listed as Band A.

VIEWINGS

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01493 844484.



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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