

Aldreds

Lettings



55 Albemarle Road, Gorleston, Great Yarmouth, NR31 7AS

£950 PCM



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55 Albemarle Road

Gorleston, Great Yarmouth, NR31 7AS

- Lovely Three Bedroom Terrace Property
- Ground Floor Shower Room
- Two Reception Rooms
- Close To Local Amenities & Beach
- Sought After Gorleston Location
- First Floor Bathroom
- Private Lawned Garden
- Available NOW!!!!

A lovely three bedroom mid terrace property situated in the highly sought after location of Gorleston, convenient for a wide range of local facilities, The James Paget Hospital and Gorleston's wonderful beach. The accommodation briefly comprises living room, separate dining room, very nicely fitted kitchen with integrated fridge/freezer, ground floor shower room, two double bedrooms, further bedroom (off bedroom two) with adjoining bathroom. Outside, the property benefits from well proportioned lawned garden with wooden shed and raised decking area.



Living Room 10'9" x 12'0" (max) (3.30 x 3.67 (max))

Entered via a double glazed door with a double glazed window to the front aspect, radiator, feature fireplace with electric fire, laminate wooden flooring and door to the rear hallway.

Rear Hallway

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

Dining Room 11'5" x 12'0" (max) (3.49 x 3.66 (max))

With a useful understairs storage cupboard housing the fusebox, laminate wooden flooring, double glazed window to the rear aspect and glazed panel door to the kitchen.





Kitchen 11'3" x 7'2" (3.43 x 2.20)

A very nicely fitted kitchen with a comprehensive range of wall and base level storage units with work surfaces over, inset stainless steel sink unit with mixer tap over, integrated four ring gas hob with stainless steel backplate, stainless steel under and stainless steel extractor fan over, integrated fridge/freezer, plumbing for washing machine, space for under counter appliance, cupboard housing the gas ventral heating boiler, inset ceiling spotlights, radiator and door to the shower room.

Shower Room 2'6" x 7'1" (0.77 x 2.17)

Having a three piece suite comprising low level WC, pedestal wash hand basin and shower cubicle, tiled splashbacks, radiator and extractor fan

First Floor Landing

Having doors off to bedrooms one and two and access to the roof space.

Bedroom One 10'9" x 12'1" (max) (3.29 x 3.69 (max))

With a useful storage cupboard, radiator, feature fireplace and double glazed window to the front aspect.

Directions



Bedroom Two 11'6" x 12'0" (max) (3.52 x 3.67 (max))

With a useful overstairs storage cupboard, feature fireplace, radiator and door to Bedroom Three.

Bedroom Three 8'1" x 7'2" (2.48 x 2.20)

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

Bathroom 5'7" x 7'2" (1.72 x 2.19)

Having a three piece white suite comprising low level WC, pedestal wash hand basin and panelled bath, tiled splashbacks, double glazed window to the rear aspect, extractor fan, radiator and towel rail.

Outside

The property benefits from a courtyard frontage, entered via a wrought iron gate, whilst to the rear is a lovely lawned garden with wooden storage shed and raised wooden decking area, perfect for entertaining.

Additional Information

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

ADDITIONAL INFO

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 is payable monthly in advance and a Dilapidations deposit equivalent to 5 weeks' rent will also be required when agreements are signed. The Dilapidations Deposit is returnable after completion of a satisfactory tenancy. The aforementioned charges would be payable by bankers draft, a cheque drawn on a Building Society account, cash or Debit Card. NOT A PERSONAL CHEQUE.

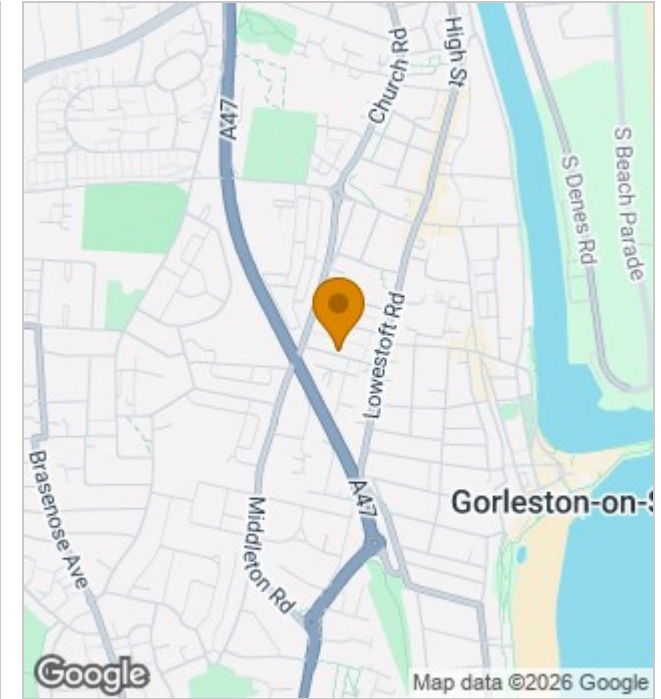
Council Tax Band

Council Tax Band- B

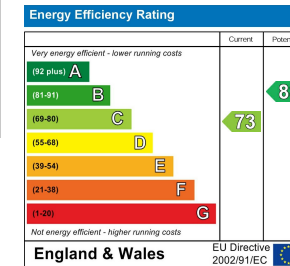
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Lettings Office on 01493 849111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 849111 Email: lettings@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA