Aldreds
Lettings



1 Royal Britannia Crescent Nelson Road North

Newtown, Great Yarmouth, NR30 1AJ

£975 PCM

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Aldreds Lettings are pleased to offer this 2014 built, spacious semi detached family house in a convenient, sought after location close to the sea front. The property offers an attractively presented modern interior, with accommodation comprising of an entrance hall serving the open plan kitchen/living room and ground floor utility/cloakroom. On the first floor a landing leads to three good size bedrooms and a modern bathroom. Outside there is a generous rear garden, having been recently re turfed and two allocated car parking spaces to the rear. The property also benefits from double glazed windows and gas central heating.







Entrance Hall
Part double glazed composite entrance door with double glazed side screen, stairs to first floor with under stairs cupboard, radiator, new fitted carpet, doors leading off to:

Utility/Cloakroom 7'3" x 6'8" (2.21 x 2.03)
Fitted work surface with space and plumbing below for a washing machine, pedestal wash basin, low level wc, extractor fan, vinyl flooring, frosted double glazed window to rear aspect.

Open Plan Kitchen/Living Room 24'6" x 12'0" (7.47 x 3.66)
Kitchen area fitted with a range of cream wall and matching base units with work surface over, single drainer one and a half bowl sink unit, built in electric oven with four ring gas hob, stainless steel splashback and extractor hood over, part tiled walls, radiator, cupboard housing the gas boiler, space and plumbing for a dishwasher, vinyl flooring, double glazed window to front aspect. Living room area with new fitted carpet, tv point, radiator, double glazed wheel chair access door to rear.

First Floor Landing
Access to the loft space, airing cupboard with electric heater, new fitted carpet, doors leading off to:

Bedroom 1 12'0" x 11'2" (3.66 x 3.40)
Double glazed window to rear aspect, radiator, tv point, new fitted carpet.

Bedroom 2 10'2" x 9'5" (3.10 x 2.87)
Double glazed window to rear aspect, radiator, new fitted carpet, telephone point.

Bedroom 3 9'9" x 9'3" maximum (2.97 x 2.82 maximum (2.98 x 2.81 maximum))
Double glazed window to front aspect, radiator, new fitted carpet.

Bathroom
White suite comprising panel bath with shower mixer attachment, low level wc, pedestal wash basin, part tiled walls, chrome towel rail/radiator, extractor fan, frosted double glazed window to rear aspect.

Outside
To the front of the property is a walled low maintenance garden with pathway leading to the entrance hall. To the rear is a generous garden, with a paved patio area and recently re turfed lawn with outside tap and light, fenced boundaries and a gate to the rear parking area, where the property has two allocated parking spaces.

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

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

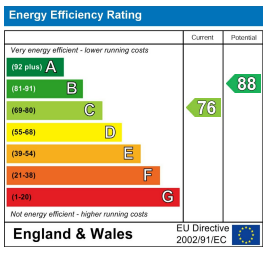
Area Map



Floor Plans



Energy Efficiency Graph



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