Bycroft
ESTATE AGENTS









45 Amhurst Gardens

Belton, Great Yarmouth, NR31 9PJ

£1150pcm

EPC Rating C

Detached and three bedroomed house, freshly renovated throughout to include newly fitted flooring, re-decorated, newly fitted kitchen. The property benefits from a driveway and garage to the front and is ideally located close to a primary school and shops. Available Immediately.

ENTRANCE HALLWAY
spacious entrance area ideal for cloaks and shoe store into further area with carpeted stairs to first floor; radiator; storage cupboard with shelving. Doors to Kitchen and Lounge; newly fitted entrance door with side glazed panel and new laminate flooring.

KITCHEN
10' 9" x 7' 6" (3.3m x 2.3m) newly fitted throughout to include white wall and base units with work surface over; fitted electric oven and four ring ceramic hob with extractor hood over; 1½ bowl stainless steel sink with drainer. There are spaces for washing machine and fridge freezer; newly fitted vinyl flooring; double glazed door to side; double glazed window to front aspect.

LOUNGE
18' 4" x 12' 9" (5.6m x 3.9 max) newly fitted laminate flooring; two radiators; double glazed window to side; double glazed patio door with windows either side leading onto the garden; good sized understairs storage cupboard.

FIRST FLOOR LANDING
newly fitted carpet; doors to all rooms; window over stairwell area.

BEDROOM ONE
9' 10" x 9' 6" (3.0m x 2.9m) newly fitted carpet; radiator; double glazed window to rear aspect; cupboard housing boiler.

BEDROOM TWO
9' 10" x 8' 10" (3.0m x 2.7m) newly fitted carpet; radiator; double glazed window to rear aspect.

BEDROOM THREE
9' 2" x 7' 10" (2.8m x 2.4m) newly fitted carpet; radiator; double glazed window to front aspect; built-in wardrobe and recessed shelved area to the side.

BATHROOM
7' 6" x 5' 10" (2.3m x 1.8m) white suite comprising of low level wc; hand wash basin; bath with electric shower over and screen to side; radiator; frosted double glazed window; waterproof flooring.

OUTSIDE
To the front of the property a lawned area and driveway with side access into the single garage with an up and over door to the front; access gates either side of the property leading round into the good sized garden. New fencing is to be installed. Large garden shed left as goodwill. The garden is relatively private as there are no neighbouring properties to the rear.

COUNCI TAX
The property is currently listed as Band C.

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

DISCLAIMER
Photographs are for marketing purposes only and may have been taken prior to the property being occupied. Where a property is tenanted, furniture, personal belongings and pets may be present at the time of viewing.





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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