Aldreds
Lettings

63 Glebe Road West

Kessingland, Lowestoft, NR33 7UB

£875 PCM

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Aldreds are delighted to offer this immaculately presented two bedroom bungalow situated in this very desirable Kessingland location being within a very short walk of Kessingland amenities and beach. The property has been improved to an excellent standard throughout with quality fixtures and fittings and tasteful neutral decorations. The spacious versatile accommodation includes a wide entrance hall, spacious lounge, modern fitted kitchen, shower room, two double bedrooms and a full length garden room. Outside to the front there is a garden and a very private rear garden. Further to the rear there is a parking space and brick built garage. Benefits also include gas fired central heating and uPVC double glazed windows. Council Tax B

Wide Entrance Hall
Fitted carpet, full length storage/cloaks cupboard, power points, radiator, uPVC entrance door. Loft hatch leading to a boarded and insulated loft space.

Lounge 12'7" x 15'1" (3.85 x 4.61)
Fitted carpet, coved ceiling, large aspect uPVC window overlooking the central green, radiator, power points, tv point, cast iron log burner inset in a fireplace with slate hearth.

Kitchen 12'8" x 12'0" (3.88 x 3.68)
Timber effect vinyl flooring, a range of modern fitted kitchen units with extended work surfaces, built in stainless steel electric oven with matching four burner ceramic hob, glass splashback, extraction cooker hood, recess for white goods including plumbing for a dishwasher, round bowl stainless steel sink, radiator, space for breakfast table and chairs if required, uPVC window, uPVC door leading to:-

Garden Room 7'8" x 26'7" (2.34 x 8.12)
Timber effect vinyl flooring, radiators, power points, large aspect uPVC windows, sliding patio doors and uPVC door leading out to rear garden, ample space for dining and living furniture, polycarbonate roof, plumbing for washing machine

Bedroom 1 10'5" x 13'5" (3.19 x 4.10)
Fitted carpet, coved ceiling, radiator, power points, tv point, sliding patio doors leading to the garden room, full length fitted double wardrobe.

Bedroom 2 9'4" x 10'1" (2.87 x 3.08)
Fitted carpet, flat plastered and coved ceiling, uPVC window, power points, tv point, radiator, full length fitted double wardrobe.

Bathroom
Ceramic tiled flooring, modern bath and shower suite comprising of an oversized shower cubicle with aquaboard splashbacks, panel bath, vanity sink unit, low level WC with enclosed cistern, radiator, fully tiled walls, skylight/Velux window, spotlighting.

Outside
To the front of the property there is a front garden with pathway leading to front foor. Outside to the rear there is a lawned garden with a very private rear and side aspect, a range of flower and shrub borders, large patio seating area providing ample space for bistro dining, timber and felt outbuilding (ideal for a bar or storage), further to the rear there is a parking area and brick built garage with a recently installed up and over door.

Council Tax
Band B

Services
Mains water, electricity, gas, drainage

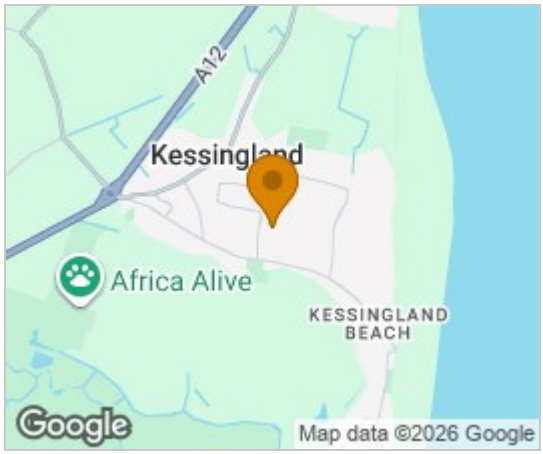
Additional Info
RENT
Rent is exclusive of Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

TENANCY
6 Months Assured Shorthold.

TERMS
NO SMOKING

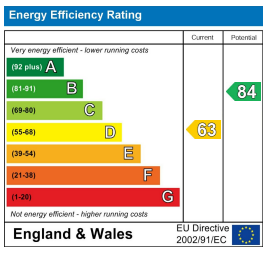
ADDITIONAL INFO
All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in 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.

Area Map



Floor Plans

Energy Efficiency Graph



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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/

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