



**20 Granville Road**

Cobholm, Great Yarmouth, NR31 0DA

**£925 pcm**

EPC Rating C

**A recently redecorated three bedroom mid terrace house situated in this convenient location close to shops and amenities and within walking distance of the main town shopping centre. Downstairs wc and pleasant enclosed rear yard. Available immediately.**

### **LOUNGE**

11' 7" max x 11' 0" (3.53m x 3.35m) UPVC entrance door; newly fitted laminate flooring; window to front aspect; radiator.

### **INNER HALL**

newly fitted carpeted stairs to first floor.

### **DINING ROOM**

11' 8" max x 11' 1" (3.56m x 3.38m) plus understairs storage cupboard; window to rear aspect; newly fitted laminate flooring radiator; open archway to Kitchen.

### **KITCHEN**

10' 3" x 6' 5" (3.12m x 1.96m) worktops with a range of base and wall units; built in oven with four ring hob, light and extractor; stainless steel one bowl sink; space for upright fridge freezer; side window and door, newly fitted vinyl flooring.

### **CLOAKROOM / UTILITY**

wc; pedestal wash hand basin; worktop with space and plumbing for washing machine and space for tumble dryer; gas boiler; frosted window, newly fitted vinyl flooring.

### **FIRST FLOOR LANDING**

### **BEDROOM 1**

11' 7" max x 11' 2" (3.53m x 3.4m) plus storage cupboard; newly fitted carpet; window to front aspect; radiator.

### **BEDROOM 2**

11' 8" max x 11' 3" (3.56m x 3.43m) newly fitted carpet; window to rear aspect; radiator; access to roof space; door into Bedroom 3.

### **BEDROOM 3**

9' 0" x 6' 6" (2.74m x 1.98m) newly fitted carpet; side window; radiator; door into Bathroom.

### **BATHROOM**

pedestal wash hand basin; wc; bath with mains connected shower; chrome heated towel rail; fully tiled walls; frosted window; extractor fan, newly fitted vinyl flooring.

### **OUTSIDE**

To the front of the property there is a forecourt area with low brick walling. To the rear there is a pleasant, low maintenance, enclosed yard with patio area and gate providing pedestrian access.

### **AGENTS NOTE**

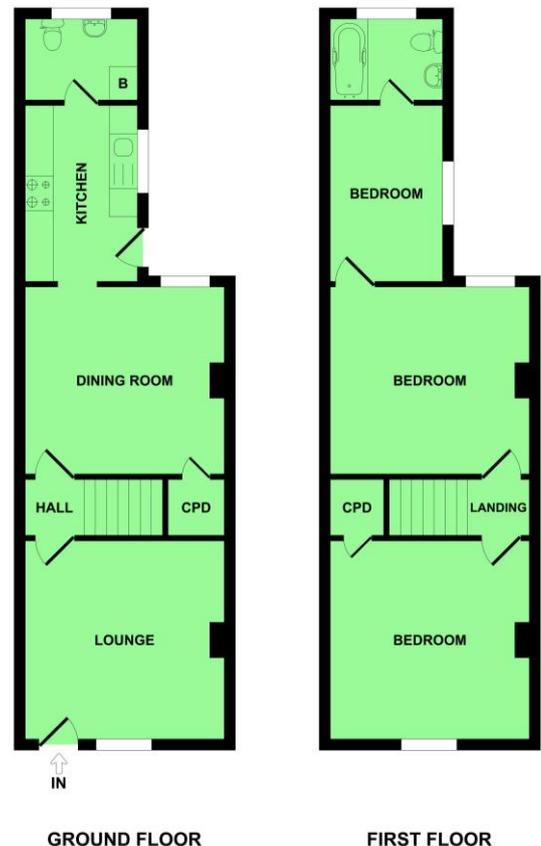
Please note the flooring has been changed since the internal photos were taken.

### **COUNCIL TAX**

The property is currently listed as Band A.

### **VIEWINGS**

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



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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 and 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