



Flat 4, 19 Friars Lane
Great Yarmouth, NR30 2RP

£570 pcm
EPC Rating D

One bedroom flat with modern fitted kitchen and bathroom. Ideally located just a short walk from Great Yarmouth seafront and town centre.

COMMUNAL ENTRANCE

shared with one other flat.

ENTRANCE HALLWAY

vinyl flooring; two storage cupboards, one housing water cylinder with shelf.

BATHROOM

tiled flooring; white suite comprising of low level wc, hand wash basin with vanity unit beneath and bath with mains fed shower over; high level frosted double glazed window.

LOUNGE

16' 0" x 10' 2" (4.9m x 3.1m) vinyl flooring; corner curved double glazed window to front; wall mounted electric panel heater; door to bedroom; opening through to:

KITCHEN

14' 1" x 5' 6" (4.3m x 1.7m) plus recess area for fridge freezer; tiled flooring; modern gloss wall and base units with worksurface over; built in electric oven, four ring electric hob and fitted extractor fan over; stainless steel sink unit with hot and cold mixer tap; wall mounted electric towel warmer/radiator.

BEDROOM

10' 2" x 10' 2" (3.1m x 3.1m) fitted carpet; double glazed window to side; wall mounted electric heater.

COUNCIL TAX – 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 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