



**115 Trafalgar Road West**  
Gorleston, Great Yarmouth, NR31 8AD

**£895 pcm**  
EPC Rating TBC

**Very well presented, two bed terraced house in popular Gorleston location a short walk to the town centre, close to all local amenities. The property benefits from a lounge and separate dining room and pleasant enclosed garden to the rear.**

### **LOUNGE**

11' 5" x 10' 9" (3.5m x 3.3m) laminate flooring, double glazed entrance door, double glazed window to front; wall mounted electric feature fireplace; radiator.

### **INNER LOBBY**

laminate flooring; carpeted stairs to first floor. Door to;

### **DINING ROOM**

11' 5" x 9' 2" (3.5 max x 2.8m) laminate flooring; radiator; double glazed window to rear; understairs storage cupboard. Door to;

### **KITCHEN**

13' 5" x 5' 6" (4.1m x 1.7m) laminate flooring; good range of Beech fronted wall and base units with work surface over and drawer unit; stainless steel sink and drainer; boiler; double glazed windows to side and rear aspects; double glazed door to rear. Appliances to include gas oven; washing machine; small tumble dryer; undercounter fridge and freezer (all left as goodwill)

### **FIRST FLOOR**

carpeted stairs; small area with doors to bedrooms.

### **BEDROOM ONE**

11' 5" x 10' 9" (3.5m x 3.3m) carpet; radiator; double glazed window to front; built-in storage cupboard with shelving.

### **BEDROOM TWO**

11' 5" x 9' 6" (3.5 max x 2.9m) carpet; radiator; double glazed window to rear; two single free standing wardrobes. Door to;

### **BATHROOM (with step down)**

8' 6" x 5' 10" (2.6m x 1.8m) laminate flooring; white suite comprising of a low level wc; hand wash basin; bath with mains connected shower over and screen to side; wall mounted towel rail/radiator; double glazed window to rear.

**OUTSIDE** Immediately outside the rear door there is a concrete area with secure gate to a right of way passage which leads across to a further gate into an enclosed private raised garden area mainly consisting of patio and slabs with a small section of artificial grass. Shed.

### **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 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