

Aldreds
Lettings

9 Emmanuel Avenue, Gorleston, Great Yarmouth, NR31 7PB

£950 PCM

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9 Emmanuel Avenue

Gorleston, Great Yarmouth, NR31 7PB

- Recently Refurbished Terrace Property
- Close To James Paget Hospital
- Family Bathroom With White Suite
- Separate Living Room
- Double Glazing & Gas Central Heating
- Highly Sought After Residential Location
- Superb Kitchen/Dining Room
- Two Double Bedrooms
- Well Maintained Gardens
- Early Viewing Essential!



A very well presented and recently refurbished, two bedroom terrace property, situated within close proximity of James Paget Hospital and excellent local schools. The accommodation briefly comprises Entrance Hall, Living Room, stunning, Open Plan Kitchen/Dining Room, with recently fitted units, First Floor Landing, Two spacious Double Bedrooms, both with fitted storage cupboards and a very nicely fitted Family Bathroom with white suite. Outside, the property has well maintained gardens to both front and rear and also benefits from Double Glazing and Gas Central Heating.





Entrance Hall

With stairs rising to the first floor landing, radiator, laminate wooden flooring, double glazed window to the front aspect, concealed cupboard housing the electric meter and doors off to the living room and kitchen/diner.

Living Room 10'7" x 9'4" (plus recess) (3.23 x 2.86 (plus recess))

With a double glazed window to the front aspect and radiator.

Kitchen/Diner 16'6" (max) x 9'10" (plus recess) (5.04 (max) x 3.02 (plus recess))

A stunning new fitted kitchen with an excellent range of wall and base level storage units, with work surfaces over, integrated four ring Induction Hob with stainless steel oven under and extractor fan over, tiled splashbacks, double glazed door giving access to the rear garden, double glazed window to the rear aspect, feature radiator, space for table and chairs, plumbing for washing machine, recess for fridge/freezer and stainless steel sink unit.



Landing
With doors off to all first floor rooms and access to roof space.

Bedroom One 9'0" x 13'5" (2.76 x 4.09)
With a double glazed window to the front aspect, radiator, built in cupboard housing the gas central heating boiler and further built in storage cupboard with hanging rails.

Bedroom Two 10'3" x 9'11" (3.13 x 3.03)
With a double glazed window to the rear aspect, radiator and useful built in storage cupboard.

Bathroom
A very nicely fitted family bathroom with three piece white suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over, extractor fan, feature radiator, wood effect vinyl floor covering, tiled splashbacks and double glazed window to the rear aspect,

Outside
The property benefits from well maintained gardens to both front and rear. The rear being mainly laid to lawn with patio area and useful brick storage shed and fenced borders.

Directions



Additional Information

RENT

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

TENANCY

Assured Periodic Tenancy

TERMS

NO SMOKING

ADDITIONAL INFO

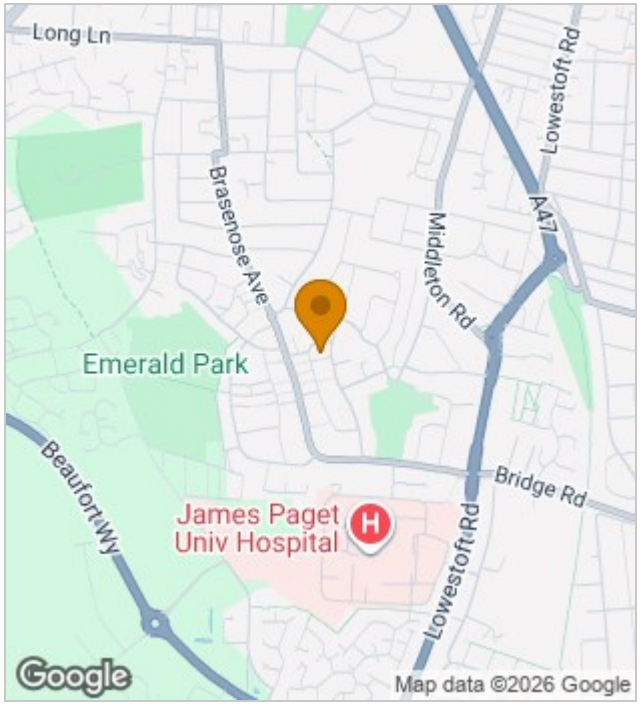
All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in advance and a Dilapidations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

Council Tax Band

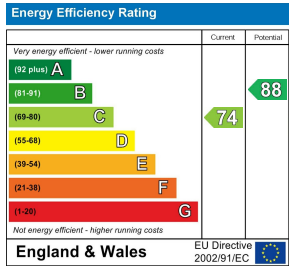
Council Tax Band-A

Floor Plans

Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Lettings Office on 01493 849111
if you wish to arrange a viewing appointment for this property or require further information.

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