Bycroft
LETTINGS









107 Trafalgar Road West

Gorleston, Great Yarmouth, NR31 8AD

£895 pcm

EPC Rating D

Well presented two bed terraced property in central Gorleston location offered with two double bedrooms, bathroom with separate shower with garden to rear.

ENTRANCE PORCH
laminate flooring; double glazed windows and entrance door; internal door to Lounge.

LOUNGE
11' 1" x 10' 5" (3.4m x 3.2m) carpet; radiator; double glazed window to front with blind; fireplace surround with feature fire (not in use); door to Inner Lobby.

INNER LOBBY
carpeted stairs to first floor; door to Dining Room.

DINING ROOM
11' 1" x 9' 6" (3.4m x 2.9m) carpet; radiator; double glazed window to rear; understairs storage cupboard; door to Kitchen.

KITCHEN
13' 5" x 6' 6" (4.1m x 2.0m) laminate flooring; good range of modern grey wall and base units with three drawer unit and worksurface over; built in electric oven and four ring ceramic hob (extractor hood over is not connected, visual only); black sink and drainer with mixer tap; recess area for washing machine; double glazed window to rear; radiator; door to side leading to Lean-To.

LEAN TO
13' 5" long (4.1m) polycarbonate roof over; double glazed door to rear.

FIRST FLOOR

BEDROOM 1
14' 5" x 10' 9" (4.4m x 3.3m) carpet; radiator; two double glazed windows to front; double wardrobe unit housing boiler; door with steps leading to loft area with laminate flooring providing ample storage space with Velux window.

BEDROOM 2
15' 5" x 9' 6" (4.7m x 2.9m) carpet; radiator; double glazed window to rear; door with step into Bathroom.

BATHROOM
8' 6" x 8' 2" (2.6m x 2.5m) vinyl flooring; white suite comprising of low level wc; hand wash basin with freestanding unit under; bath with mixer tap; shower cubicle with electric shower unit; radiator; double glazed window to rear with blind.

OUTSIDE
To the front is a small enclosed yard with gate. To the rear immediately outside the rear door is a service passage which leads to side access also, beyond which is an enclosed garden accessed via a gate providing grassed area and large garden shed.

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

COUNCIL TAX
The property is currently listed as Band A.



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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 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