

11 Villa Place, Albion Road
Great Yarmouth, NR30 2HU

£1,100 pcm
EPC Rating B

Very well presented, three/four bedroom house in the centre of Great Yarmouth offered with one parking space. The property is within walking distance of all the local amenities and Great Yarmouth Seafront as well as the town centre, bus station and train station.

ENTRANCE HALLWAY

fitted matting into Karndean style flooring; double glazed entrance door; wall mounted radiator; double doors to cloaks/storage cupboard; carpeted stairs to first floor; doors to Kitchen, Lounge and WC.

WC

Karndean style flooring; radiator; frosted double glazed window; low level wc; hand wash basin with grey gloss vanity unit beneath.

KITCHEN

8' 10" x 6' 6" (2.7m x 2.0m) Karndean style flooring; grey shaker style wall and base units with wood effect worksurface over; built in electric oven with four ring ceramic hob and stainless steel extractor hood over with light; recess areas for washing machine and fridge freezer; stainless steel sink and drainer; wall mounted boiler; double glazed window to front with blackout blinds.

LOUNGE

13' 1" max x 13' 1" max (4.0m x 4.0m) Karndean style flooring; radiator; understairs storage cupboard; French doors with glass strips either side leading onto the garden.

FIRST FLOOR LANDING

carpet; doors to two Bedrooms; carpeted stairs to Second Floor.

BEDROOM 1

13' 1" x 8' 10" (4.0m x 2.7m) carpet; radiator; double glazed window to front with blackout blinds; door to En Suite.

EN SUITE

Karndean style flooring; white suite comprising of low level wc; hand wash basin with grey vanity unit beneath; corner shower cubicle with mains connected shower; wall mounted towel warmer/radiator.

BEDROOM 2 / SECOND LOUNGE

13' 1" x 9' 10" (4.0m x 3.0m) carpet; radiator; double glazed French doors to Juliette balcony.

SECOND FLOOR LANDING

carpet; doors to Bedrooms and Family Bathroom.

BEDROOM 3

13' 1" max x 9' 10" narrowing to 7' 2" (4.0m x 3.0m to 2.2m) carpet; radiator; double glazed window to rear with blackout blinds.

FAMILY BATHROOM

Karndean style flooring; white suite comprising of low level wc; hand wash basin with grey vanity unit beneath; bath with electric shower over and glass shower screen to side; wall mounted towel warmer/radiator.

BEDROOM 4

13' 1" x 8' 10" (4.0m x 2.7m) carpet; radiator; double glazed window to front with blackout blinds.

OUTSIDE

To the front of the property there is a brick weave parking space and access gate to side of the property leading into the rear garden. (Please note that although each property has a parking space, they are not specifically allocated). To the rear there is an enclosed, low maintenance shingled garden with patio outside the lounge doors. There is a side access gate leading round to the front of the property and the allocated parking space. There is also a rear access gate giving access onto a passage leading onto Albion Road.

VIEWINGS

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

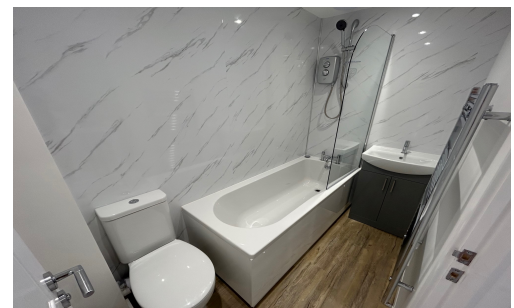
COUNCIL TAX

The property is currently listed as Band B.

14 Regent Street
Great Yarmouth
Norfolk
NR30 1RN

www.bycroftestateagents.co.uk
01493 844489
lettings@bycroftestateagents.co.uk

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