



**21 Royal Albert Court, off Bells Road**  
Gorleston, Great Yarmouth, NR31 6HZ

**£950 pcm**  
EPC Rating C

**Very well presented, newly renovated, two bed property in central Gorleston location. Close to all local amenities, the High Street and Gorleston beach. Brand new fitted kitchen, bathroom and allocated parking space. Available immediately,**

### **ENTRANCE HALLWAY**

newly fitted laminate flooring, carpeted stairs to first floor, double glazed entrance door and side panel, newly fitted Dimplex heater. Doors to kitchen and lounge.

### **KITCHEN**

9' 10" x 7' 6" (3.0m x 2.3m) newly fitted vinyl flooring, brand new fitted kitchen comprising of white gloss wall and base units all on soft closing mechanisms with work surface over, 1½ bowl sink and drainer, double glazed window overlooking front aspect with roller blind, free standing electric oven, space and plumbing for washing machine, space for fridge freezer.

### **LOUNGE**

13' 9" x 12' 5" (4.2m x 3.8 max narrowing to 3.0m) newly fitted laminate flooring, newly fitted Dimplex heater, double glazed sliding patio doors to garden, understairs storage cupboard, wall lights.

### **FIRST FLOOR LANDING**

newly fitted carpet, loft access. Doors to all Rooms.

### **BEDROOM 1**

11' 5" x 10' 9" (3.5m x 3.3m) newly fitted carpet, double glazed window to front aspect, newly fitted Dimplex heater, built-in wardrobe, storage cupboard housing water tank with shelving.

### **BEDROOM 2**

10' 9" x 7' 2" (3.3m x 2.2m) newly fitted carpet, double glazed window to rear aspect, newly fitted Dimplex heater.

### **BATHROOM**

6' 6" x 6' 6" (2.0m x 2.0m) newly fitted vinyl flooring, brand new suite comprising of low level wc, hand wash basin, bath with mixer tap, shower head over and shower screen to side, wall mounted electric towel warmer/radiator, double glazed window to rear aspect with blind.

### **OUTSIDE**

To the front is a low maintenance area ideal for bin store. To the rear is a pleasant, enclosed garden with small patio area, lawn, shed and gate onto rear access passage. The property comes with one allocated parking space.

### **VIEWINGS**

Strictly by appointment with the letting agents, BYCROFT LETTINGS, tel: 01 493 844489.

### **COUNCIL TAX**

The property is currently listed as Band B.



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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