



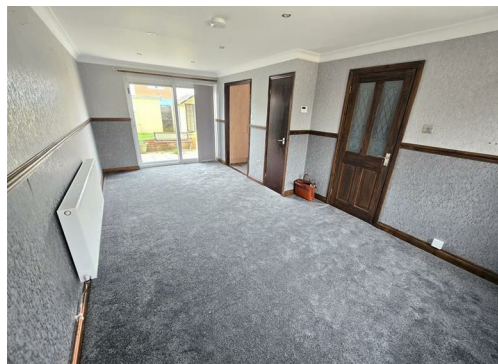
40 Wadham Road

Gorleston, Great Yarmouth, NR31 7NS

£1,100 PCM



With a garden and driveway, Aldreds are delighted to offer this spacious, well presented and recently renovated three bedroom mid terrace house with all bedrooms and bathroom off landing. On the ground floor there is an entrance hall, lounge/diner, kitchen and a cloakroom. Gas central heating



Entrance Porch

Door to front

Entrance Hall

Stairs to landing, under stair cupboard, radiator

Cloakroom

Low level WC, hand basin

Lounge/Diner 19'10" x 10'8" max 9'2" min (6.06 x 3.27 max 2.8 min)

Inset ceiling lights, double glazed window to front aspect, double glazed window to rear aspect, radiator

Kitchen 11'4" x 8'4" (3.47 x 2.56)

Door to garden, double glazed window to rear aspect, base & wall mounted units with worktops over, sink with drainer, plumbing for washing machine

Landing

Bedroom 1 12'2" x 11'8" (3.73 x 3.56)

Double glazed window to rear aspect, radiator

Bedroom 2 10'8" x 8'1" (3.26 x 2.47)

Double glazed window to front aspect, radiator

Bedroom 3 8'5" plus recess x 8'4" (2.57 plus recess x 2.56)

Double glazed window to rear aspect, radiator

Bathroom 8'3" x 5'0" (2.53 x 1.54)

Panel bath, hand basin, low level WC, opaque double glazed window to front

Outside

Driveway to front,. To the rear there is a paved and lawned garden with brick shed and timber summer house

Council Tax

Band A

Services

Mains water, electricity, gas, drainage

Additional Info

RENT

Rent is exclusive of electricity, gas (unless otherwise specified), Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

TENANCY

6 Months Assured Shorthold.

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.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

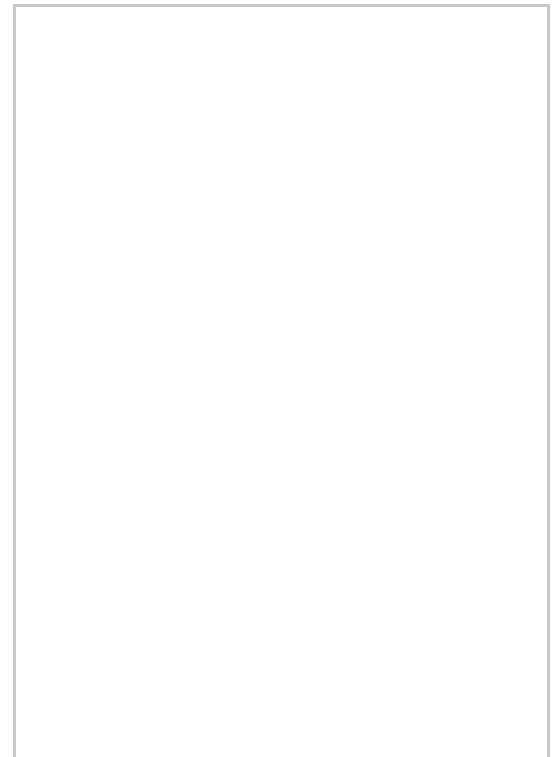
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Area Map



Floor Plans



Energy Efficiency Graph

