Bycroft
ESTATE AGENTS









12 Grange Cottages, Yarmouth Road

Ormesby, Great Yarmouth, NR29 3QG

£950 pcm

EPC Rating D

Charming Cottage conversion situated in a popular non-estate location on the edge of Ormesby St. Margaret. Two bedroom accommodation with welcoming entrance hallway, downstairs cloakroom, spacious sitting room, downstairs bedroom, fitted kitchen, first floor landing, large principal bedroom with en-suite.
The property benefits from a parking and seating area and electric heating (internal inspection is highly recommended to fully appreciate the style and quality of the accommodation) and is offered FULLY FURNISHED or UNFURNISHED.

ENTRANCE HALL
11' 8 max" x 6' 11 max minus stairwell" (3.56m x 2.11m) carpet; understairs storage cupboard, double glazed entrance door, air source heat pump unit, double glazed archway over the stairwell overlooking the rear aspect.

CLOAKROOM
6' 6" x 2' 10" (1.98m x 0.86m) vinyl flooring; hand wash basin, low level wc, extractor fan.

SITTING ROOM
16' 6" x 9' 10" (5.03m x 3m) carpet; double glazed windows to front and rear, built-in storage cupboard.

BEDROOM OR DOWNSTAIRS DINING ROOM
15' 10" x 10' 7" (4.83m x 3.23m) carpet; UPVC double glazed window to rear.

KITCHEN
17' 1 max" x 10' 3 max" (5.21m x 3.12m) vinyl flooring; fitted with a range of wall and base units with work surfaces over, inset four ring electric hob with cooker hood over, built-in electric oven, 1½ bowl sink and drainer with mixer tap, freestanding washing machine, double glazed window to front; under unit lighting.

FIRST FLOOR
16' 1 max minus stairwell" x 12 max' (4.9m x 3.66m) carpet; two roof light windows to front, built-in airing cupboard; pleasant seating area.

BEDROOM ONE
27.4 max' 15" x 4 max' (8.61m x 1.22m) carpet; two roof light windows to front, UPVC double glazed window to rear. Door to;

EN SUITE BATHROOM
9' 3 max" x 7' 11" (2.82m x 2.41m) vinyl flooring; UPVC double glazed window to rear, fitted with a white suite comprising of hand wash basin, panel bath with shower mixer tap and screen to side; low level wc, heated towel rail/ radiator.

OUTSIDE
To the front of the property is an area of hard standing for off road parking and seating area providing the ideal space for relaxing or entertaining.

COUNCIL TAX
The property is currently listed as Band A.

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

DISCLAIMER
Photographs are for marketing purposes only and may have been taken prior to the property being occupied. Where a property is tenanted, furniture, personal belongings and pets may be present at the time of viewing.







14 Regent Street
Great Yarmouth
Norfolk
NR30 1RN

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

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