



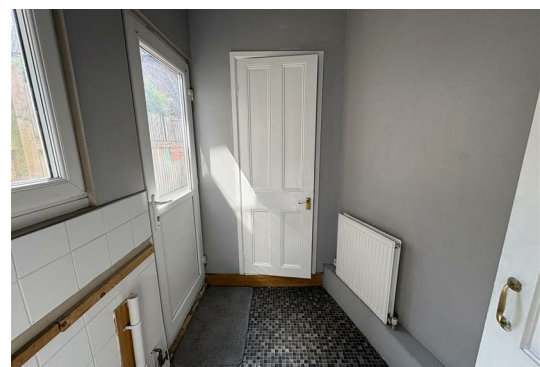
61 St. Nicholas Road

, Great Yarmouth, NR30 1NP

£875 PCM



Aldreds Lettings are delighted to offer this spacious, three storey mid terraced house in a convenient location adjacent to local amenities and a short walk in to the main town centre. The accommodation comprises of a living room, kitchen, utility and cloakroom on the ground floor. On the first and second floors are three bedrooms and a bathroom with shower over the bath all off landing. Outside is a forecourt and small rear yard. Double glazing, gas central heating, Council Tax Band A, UNFURNISHED



Living Room 11'5" x 11'3" (3.48 x 3.45)
Plus a double glazed bay window to front aspect and including the chimney breast, radiator, tv point, wood effect laminate flooring, door to:

Kitchen 8'9" x 7'10" (2.69 x 2.40)
Fitted white kitchen with base units and granite effect work surfaces over, built in electric oven, four ring gas hob and extractor hood over, tiled walls and flooring, single drainer one and a half bowl sink unit, double glazed window to rear aspect, stairs to first floor with under stairs cupboard, door to:

Utility Room 6'11" x 5'4" average (2.11 x 1.64 average)
Space and plumbing for a washing machine, double glazed window, part double glazed pvc rear entrance door, door to:

Clookroom
Low level wc, wall mounted gas boiler, extractor fan.

First Floor Landing
Stairs to second floor, doors leading off to:

Bathroom 7'11" x 5'9" (2.42 x 1.76)
White suite comprising panelled bath with shower mixer tap, low level wc, pedestal wash basin, tiled walls, vinyl flooring, radiator, frosted double glazed window to rear aspect.

Bedroom 1 11'3" x 18'3" maximum (3.45 x 5.58 maximum)
Into the double glazed bay window to front aspect and including the chimney breast, radiator.

Second Floor Landing
Doors leading off to:

Bedroom 2 11'3" x 18'3" maximum (3.45 x 5.58 maximum)
Into the double glazed bay window to front aspect and including the chimney breast, radiator.

Bedroom 3 8'7" x 7'11" (2.64 x 2.42)
Double glazed dormer window to rear aspect, radiator.

Outside
To the front of the property is a walled forecourt garden. To the rear is a small yard with a gated access to a rear pedestrian access passageway.

Additional Information
RENT
Rent is exclusive of Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

TENANCY
Assured Periodic Tenancy

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.

Services
Mains water, electric, gas and drainage.

Council Tax
Great Yarmouth Borough Council - Band 'A'

Location
Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure gives access to the Norfolk Broads. There are Museums * Race Course * Heliport * Beach * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

Directions
From the Yarmouth office head north along North Quay, at the roundabout turn right into Fullers Hill, at traffic lights at Sainsbury's turn left into St Nicholas Road where the property can be found on the right hand side opposite the entrance to Sainsbury's

Disclaimer
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Area Map



Floor Plans



Energy Efficiency Graph

