



20 Trafalgar Road
Great Yarmouth, NR30 2LD

£850 pcm
EPC Rating C

Well presented spacious 2 bedroom apartment with good quality fixtures and fittings. Gas central heating and double glazed windows. Ideally located just off Great Yarmouth Seafront and just a short walk from the town centre, bus and train station.

ENTRANCE HALL

17' 8" 5.40 long, double glazed entrance door with matching side panel; fitted carpet; spotlighting; access to open plan lounge/kitchen.

BEDROOM 1

19' 0" x 15' 8" (5.80m narrowing to 4.20m x 4.80m) (average) carpet; double glazed bay window to front with frosted bottom privacy panes; two radiators; downlights; high level double glazed windows through to lounge area; wall mounted gloss unit housing the boiler; door through to:

OPEN PLAN LOUNGE/KITCHEN

18' 0" x 11' 9" (5.50m x 3.60m) (average) carpet; radiator; downlights; access to rear hallway and kitchen.

KITCHEN AREA

13' 9" x 10' 5" (4.20m x 3.20m) (average) tiled floor; modern fitted grey wall and base units with wood worksurface over; built-in electric oven; four ring ceramic hob with glass extractor hood; stainless steel sink unit; tumble dryer; large wall mounted chrome radiator; downlights; feature opening through to the side hallway.

HALLWAY

36' 1" (11m) long carpet; downlights; sky lantern; feature opening through to kitchen with worksurface providing a breakfast bar area, two radiators; rear fire door.

BATHROOM

14' 9" x 6' 10" (4.50m x 2.10m) (average) tiled floor; white suite comprising low level wc; hand wash basin; double width shower with mains connected shower with waterfall and hand held attachments; two wall mounted chrome radiators/towel warmer; downlights; door to large storage/airing cupboard with radiator and shelving.

BEDROOM 2

10' 9" x 15' 5" (3.30m x 4.70m narrowing 2.70m) (average) carpet; radiator; double glazed window to rear; downlights.

OUTSIDE

To the rear of the apartment is a small enclosed yard with door to rear access onto the street. To the front is a small area enclosed by iron railings.

VIEWINGS

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