



Black Canons, Beccles Road
St Olaves, Great Yarmouth, NR31 9HE

£1100 pcm
EPC Rating D

Lovely presented three bedroom semi-detached property in popular St Olaves location within close proximity of both Lowestoft and Great Yarmouth.

ENTRANCE HALLWAY

carpet; carpeted stairs to first floor; double glazed entrance door with side panel; radiator; doors to Lounge, Kitchen and Cloakroom.

CLOAKROOM

vinyl flooring; corner hand wash basin; low level wc; double glazed window to side; small understairs storage cupboard.

KITCHEN

18' 0" x 7' 10" (5.5m x 2.4m) tile effect vinyl flooring; good range of wall and base units with vinyl worksurface over; built in electric oven and four ring ceramic hob with extractor fan over; storage cupboard housing the water cylinder; radiator; double glazed door to side giving access to rear garden; double glazed window overlooking garden.

LOUNGE

17' 0" x 10' 9" (5.2m x 3.3m) carpet; radiator; large double-glazed window to front; tiled fireplace with hearth and open fire.

FIRST FLOOR LANDING

carpet; doors to Bedrooms and Wet Room; large double-glazed window over stairwell area; loft access.

BEDROOM 1

17' 0" x 10' 9" (5.2m x 3.3m) carpet; radiator; three double glazed windows to front.

AGENTS NOTE: the current tenant has divided this room for his purposes, but it will be reinstated to the original single room before the next tenancy.

BEDROOM 2

9' 6" x 7' 10" (2.9m x 2.4m) carpet; radiator; double glazed window to rear.

BEDROOM 3

8' 2" x 7' 10" (2.5m x 2.4m) carpet; radiator; double glazed window to rear.

WET ROOM

waterproof flooring with drainage; white suite comprising of low level wc; hand wash basin; wall mounted electric shower; frosted double glazed window; radiator.

OUTSIDE

To the front of the property is a driveway providing parking for two vehicles leading to a garage. Side access leading round to the entrance to the property and further round to the rear where there is a well-maintained enclosed garden with stone chipping borders, central grassed area and access to the rear of the garage.

VIEWINGS

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

COUNCIL TAX

The property is currently listed as Band D.

