

Aldreds
Lettings

66 Nelson Road Central, Great Yarmouth, NR30 3BP

£875 Per Month

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, Great Yarmouth, NR30 3BP

£875 Per Month

- Deceptively Spacious End Terrace Property
- Living Room & Separate Dining Room
- Two Double Bedrooms
- Available NOW!!!!
- Convenient For Town Centre And Seafront
- Nicely Fitted Kitchen
- First Floor Bathroom With White Suite



A well presented and deceptively spacious Two Bedroom End Terrace property, situated in this sought after residential location with excellent access to Great Yarmouth Town Centre and Seafront. The accommodation briefly comprises Entrance Hall, Living Room, Separate Dining Room, Nicely Fitted Kitchen, First Floor Landing, Two Double Bedrooms and Family Bathroom with white suite. The property also benefits from Double Glazing and Gas Central Heating.





Entrance Hall

With stairs rising to the first floor landing and doors off to the living room and dining room.

Living Room 12'3" (max) x 11'11" (max) irregular shaped room (3.74 (max) x 3.65 (max) irregular shaped room)

With a double glazed window to the front aspect and radiator

Dining Room 12'1" x 9'4" (3.69 x 2.87)

With a double glazed window to the front aspect, laminate wooden floor, under stairs cupboard, recess for Fridge.Freezer and access to the kitchen.

Kitchen 5'10" x 9'4" (irregular shapewd room) (1.78 x 2.85 (irregular shapewd room))

Fitted with a good range of wall and base level storage units with work surfaces over, inset stainless steel sink with mixer tap, plumbing for washing machine, freestanding electric cooker, laminate wooden flooring, tiled spalashbacks, extractor fan, double glazed door to the rear courtyard and a further double glazed door giving access to the side of the property.



Landing
With doors off to all first floor rooms

Bedroom One 13'5" (max) x 12'0" (max) irregular shaper room (4.10 (max) x 3.67 (max) irregular shaper room)
With a double glazed window to the front aspect, radiator and built in cupboard

Bedroom Two 12'1" (max) x 9'4" (max) (3.69 (max) x 2.87 (max))
With a double glazed window to the front aspect and radiator.

Bathroom
Having a nicely fitted three piece white suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap/shower attachment over, laminate wooden flooring, radiator, double glazed window to the rear, tiled spalshbacks and wall mounted gas central heating boiler.

Outside
Courtyard garden to front with additional small enclosed courtyard to rear.

Directions



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

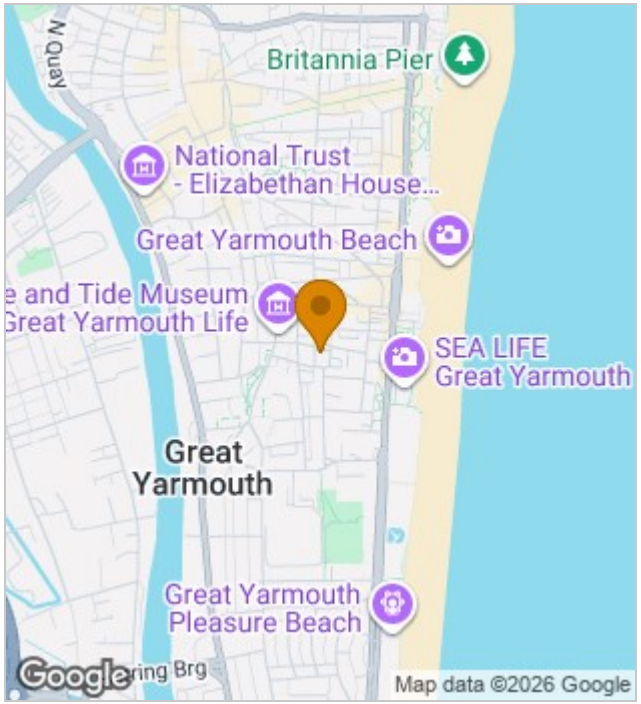
All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in advance and a Dilapidations 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.

Council Tax Band

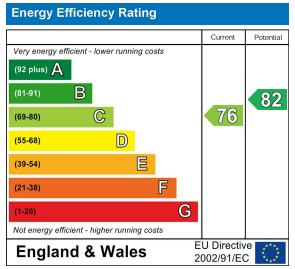
Council Tax Band-A

Floor Plans

Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Lettings Office on 01493 849111
if you wish to arrange a viewing appointment for this property or require further information.

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