



92 Arundel Road

Great Yarmouth, NR30 4JY

£950pcm

EPC Rating C

Newly decorated 3 bed terrace house in this popular North Yarmouth location. The property benefits from a spacious entrance hallway, three bedrooms all off landing, outside parking and a utility room. Available immediately.

ENTRANCE HALLWAY

22' 11" long (7.0m long) carpet; double glazed entrance door; carpeted stairs to First Floor; radiator.

LOUNGE / DINING ROOM

25' 3" x 11' 1" max (7.7m x 3.4m max) carpet; two radiators; double glazed windows to front and rear aspects; doors to Hall and Kitchen.

KITCHEN

12' 1" x 7' 10" (3.7m x 2.4m) vinyl flooring; beech fronted wall and base units with three drawer unit and vinyl worksurface over; stainless steel sink unit; recess area with point for electric oven and extractor hood over; radiator; wooden door to Lean-To area; double glazed window to side; opening to Utility Room.

UTILITY ROOM

7' 10" x 5' 10" (2.4m x 1.8m) vinyl flooring; wall and base units (to match Kitchen); space and plumbing for washing machine; door to Bathroom.

BATHROOM

vinyl flooring; white suite comprising of low level wc; hand wash basin; bath with electric shower over; frosted double glazed window to side; radiator.

LEAN-TO

covered outdoor area with electric and double glazed door into Courtyard Garden.

FIRST FLOOR LANDING

BEDROOM 1

14' 9" x 12' 9" (4.5m x 3.9m) carpet; radiator; double glazed window to front.

BEDROOM 2

11' 9" x 9' 2" (3.6m x 2.8m) carpet; radiator; double glazed window to rear.

BEDROOM 3

9' 10" plus robe x 7' 10" (3.0m x 2.4m) three door built in wardrobe/storage cupboards (one of which houses the boiler); carpet; radiator; double glazed window to side.

OUTSIDE

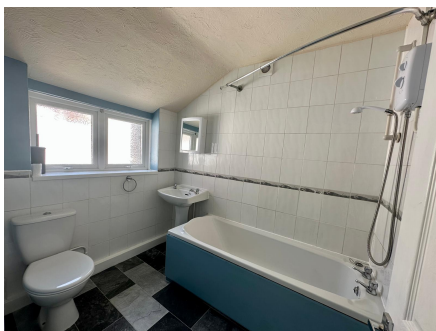
To the rear of the property is a small, enclosed courtyard garden with rear access gate onto service passage.

VIEWINGS

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

COUNCIL TAX

The property is currently listed as Band A.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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