Bycroft
ESTATE AGENTS









52 Heather Avenue

Scratby, Great Yarmouth, NR29 3NN

£1025 pcm

Solar Reduce Electric Costs

EPC Rating TBC

www.bycroftestateagents.co.uk lettings@bycroftestateagents.co.uk 01493 844489

Very well presented 2 bedroom bungalow with recently fitted modern kitchen and bathroom. Benefitting from driveway, an entrance porch, conservatory to the rear enjoying the pleasant well sized garden with country views beyond and solar panels offering reduced rate electricity.

ENTRANCE PORCH
6' 0" x 3' 1" (1.83m x 0.94m) UPVC construction with double glazed windows to front, side and rear aspect, UPVC double glazed door to side.

ENTRANCE HALLWAY
14' 1" x 4 max' 0" (4.29m x 1.22m) loft access, UPVC double glazed door to porch.

LOUNGE
12' 3" x 9' 10" (3.73m x 3m) carpet; UPVC double glazed window to front.

BEDROOM ONE
12' 2 max into robe" x 12' 1" (3.71m x 3.68m) carpet; UPVC double glazed window to front, fitted wardrobes with sliding mirror doors.

BEDROOM TWO
13' x 8' 4" (3.96m x 2.54m) carpet; UPVC double glazed sliding patio. Door to;

CONSERVATORY
14' 11" x 9' (4.55m x 2.74m) of brick and UPVC construction with polycarbonate roof, plumbing for automatic washing machine, UPVC double glazed windows to rear and side aspect; UPVC double glazed French doors to rear.

KITCHEN
9' 5" x 8' 4" (2.87m x 2.54m) tiled floor; fitted with a range of wall and base units with work surfaces over, inset 1½ bowl single drainer sink with mixer tap over, inset four ring induction hob with splashback and cooker hood over; built-in Neff slide and hide electric oven; space for fridge freezer, plumbing for dishwasher, UPVC double glazed window to rear.

SHOWER ROOM
8' 5" x 4' 11" (2.57m x 1.5m) tiled floor; fitted with a white suite comprising of a low level wc, pedestal hand wash basin with mixer tap over; walk-in shower cubicle with shower screen and wall mounted soaker style shower, aqua board wall coverings, UPVC double glazed window to rear, extractor fan, heated towel rail radiator.

OUTSIDE
To the front of the property is a garden area laid mainly to lawn with well stocked flower and shrub borders, driveway area providing ample off road parking with side access gate, Solar Voltaic panels to the roof line. To the rear of the property is an enclosed garden area laid mainly to lawn with well stocked borders with stunning field views, a substantial area of hard standing with timber shed and further outbuilding and former garage.

AGENTS NOTE
The property offers solar panels which will result in a reduced electric bill for the tenant.

COUNCIL TAX
This property is currently listed as Band B.

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

DISCLAIMER
Photographs are for marketing purposes only and may have been taken prior to the property being occupied. Where a property is tenanted, furniture, personal belongings and pets may be present at the time of viewing.

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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 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