



1A Siskin Close

Bradwell, Great Yarmouth, NR31 8JZ

£850 pcm

EPC Rating E

Two bedroom property offered in central Bradwell location close to all local amenities with open plan lounge/kitchen area to first floor and bedrooms to the ground floor. Benefitting from new double-glazed windows throughout.

ENTRANCE HALLWAY

new UPVC entrance door; carpeted floor and stairs to first floor; locked door to storage area; doors to both bedrooms.

BEDROOM 1

7' 10" x 7' 2" (2.4m x 2.2m) carpet; wall mounted electric panel heater; new UPVC double-glazed window to side.

BEDROOM 2

14' 1" x 7' 2" (4.3m x 2.2m) carpet; wall mounted electric heater; new UPVC double-glazed window to side.

FIRST FLOOR LANDING

carpet; wall mounted storage heater; loft access; new UPVC double-glazed window to side.

SHOWEROOM

7' 10" x 6' 6" (2.4m x 2.0m) vinyl flooring; white suite comprising low wc; hand wash basin; shower with wall mounted electric shower; new frosted UPVC double glazed window; wall mounted towel warmer/radiator; door leading to airing cupboard.

OPEN PLAN LOUNGE / KITCHEN AREA

L-SHAPED LOUNGE

13' 9" narrowing to 8' 10" x 17' 0" narrowing to 9' 2" (4.2m to 2.7m x 5.2m to 2.8m) carpet; wall mounted storage heater; two new UPVC double-glazed windows to front; sofa; television stand with TV included.

KITCHEN

7' 10" x 7' 2" (2.4m x 2.2m) vinyl flooring; beech effect wall and base units with drawers and work surface over; built in electric oven with four ring electric hob and extractor hood over; one and a half bowl stainless steel sink unit with mixer tap; microwave; fridge and some basic kitchen utensils included as goodwill.

STORAGE AREA

with concrete floor and door to front: currently used as bin store but ample room for bike storage etc

AGENTS NOTE – This area is usable by tenants, however should not be entirely filled as it is not included in the tenancy as Landlord occasionally needs access for maintenance to unit next door.

VIEWINGS

Strictly by appointment with the letting agents, BYCROFT LETTINGS, tel: 01 493 844489.



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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