Bycroft
LETTINGS

## 32 Selwyn Road

Gorleston, Great Yarmouth, NR31 7DH

## £1050 PCM

EPC Rating C

**Well-presented three bed property in Gorleston with pleasant, enclosed garden to rear with recently fitted double glazed windows, modern fitted kitchen, bathroom and offered part furnished.**

## ENTRANCE HALLWAY
laminate flooring, radiator, double glazed entrance door and window to side, carpeted stairs to first floor. Doors to;

## LOUNGE
17' 4" x 10' 2" (5.3m x 3.1m) carpet, two radiators, double glazed windows to front and rear aspects, feature fireplace surround (corner sofa and foot stool, tv and unit, blinds and curtains to windows).

## KITCHEN
3' 8" x 2' 9" (1.12m x 0.84m) laminate flooring, radiator, sliding patio doors to garden, range of wall and base units with work surface over, free standing washing machine (left as goodwill), dishwasher (left as goodwill), 1½ bowl sink and drainer, opening to further kitchen area with additional units and free standing oven with extractor hood over, free standing fridge freezer (left as goodwill), window overlooking front with blind, recessed storage area.

## FIRST FLOOR AREA
carpet, loft access.

## BEDROOM 1
13' 5" x 9' 2" (4.1m x 2.8m) laminate flooring, radiator, double glazed window to front with blinds and curtains, built-in storage cupboard/ wardrobe (double bed and 2 x side tables).

## BEDROOM 2
10' 5" x 8' 2" (3.2m x 2.5m) carpet, radiator, double glazed window with blinds and curtains to rear, shelving, wall mounted tv.

## BEDROOM 3
12' 5" x 6' 2" (3.8m x 1.9m) laminate flooring, wardrobe, chest of drawers and dressing table, double glazed window to front with blinds, radiator.

## BATHROOM
8' 10" x 5' 2" (2.7 plus recess area housing boiler x 1.6m) tile vinyl flooring, white suite comprising of low level wc, hand wash basin, bath with shower attachment over, double glazed windows to rear, radiator.

## OUTSIDE
To the front of the property the garden is enclosed by a brick wall with entrance gate, pathways and steps leading up to the entrance, a low maintenance garden area. To the rear is an enclosed low maintenance garden with artificial grass, pathway leading to rear decking area, two garden sheds, rear access gate onto a 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 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