



18 Woodstock Way

Martham, Great Yarmouth, NR29 4SY

£1100 pcm

EPC Rating D

Well-presented, three bedroom detached house within the popular village of Martham. Outside the property benefits from a private garden and ample off road parking with access to local amenities, schools and transport. Available furnished or unfurnished.

ENTRANCE HALL/ PORCH

leading to the kitchen and living space.

LIVING/ DINING ROOM

18' 2" x 10' 10" (5.54m x 3.3m) laminate flooring, radiator, UPVC window to front, patio doors to rear aspect leading to garden, log burner, optional furniture is a sofa bed, chest of drawers and oak dining set.

KITCHEN

14' 4" x 9' 10" (4.38m x 3.02m) tiled flooring, fitted kitchen comprising of off white base units and drawers with worktop over, freestanding dishwasher, range oven and integrated fridge freezer left as goodwill, ceramic sink with stainless steel mixer tap over, boiler, double glazed window to front and side.

FIRST FLOOR LANDING

carpeted, leading to;

BEDROOM 1

9' 9" x 9' 7" (2.97m x 2.92m) wood flooring, radiator, double glazed window overlooking front, optional furniture is a double bed, bed side table, wardrobe.

BEDROOM 2

12' 10" x 8' 1" (3.91m x 2.46m) carpeted, radiator, double glazed window to rear, optional furniture is a single bunk bed, bed side table x 2, chest of drawers.

BEDROOM 3

8' x 7' 1" (2.44m x 2.16m) carpeted, radiator, double glazed window to rear aspect, optional furniture is desk and chair.

BATHROOM

6' 5" x 6' 1" (1.96m x 1.85m) wood effect vinyl, tiled walls, white suite comprising of low level wc, bath with shower over, pedestal sink with mixer tap.

OUTSIDE

To the front is a large driveway with ample parking for several vehicles. To the rear of the property is a secure garden laid mainly to lawn with patio area, large storage shed.

AGENTS NOTE

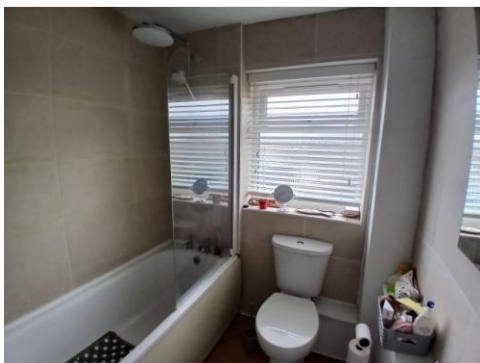
The property has been recently upgraded by new off grid gas boiler and new windows and doors.

COUNCIL TAX

This property is currently listed as Band C.

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