

Aldreds
Lettings



15 Arthur Avenue, Caister, Great Yarmouth, NR30 5PQ

£975 PCM





15 Arthur Avenue

Caister, Great Yarmouth, NR30 5PQ

- Lovely Semi Detached Bungalow
- Lawned Rear Garden
- Family Bathroom
- Driveway & Garage
- Fitted Kitchen With Appliances
- Double Glazing & Gas Central Heating

A lovely two bedroom semi detached bungalow, situated in the highly sought after location of Caister-On-Sea, close to a wide range of local services and amenities. The property is offered in superb condition and offers two bedrooms, very nicely fitted kitchen with appliances, family bathroom, spacious living room, large driveway and single garage. In addition, there is a well maintained garden to the rear, double glazing and gas central heating.



Entrance Hall

With doors off to all rooms, door to airing cupboard, access to roof space and wood effect vinyl flooring.

Kitchen 7'10" x 8'11" (2.40 x 2.74)

A very nicely fitted kitchen with a good range of gloss grey wall and base level storage units with work surfaces over, stainless steel sink unit with mixer tap over, double glazed window and double glazed door to the rear garden, integrated washing machine, integrated fridge/freezer, inset four ring halogen hob with electric oven under and extractor fan.

Living Room 10'5" x 13'11" (3.18 x 4.25)

With a double glazed window to the rear aspect, radiator and wood effect vinyl flooring.





Bathroom

Having a very nicely fitted three piece white suite comprising low level WC, wash hand basin with storage cupboard under and panelled bath with shower over and folding shower screen, double glazed window to the side and heated towel rail.

Bedroom One 10'5" x 10'9" (to wardrobe front) (3.18 x 3.28 (to wardrobe front))

With a built in wardrobe with hanging rail and shelving unit, further built in cupboard housing the boiler and a double glazed window to the front aspect.

Bedroom Two 7'11" x 9'0" (2.42 x 2.75)

With a double glazed window to the front aspect and radiator.

Outside

The property has a very well maintained lawned rear garden with patio area, well stocked beds, door to the garage and gate to the driveway. The property also benefits from a driveway to the side providing ample off road parking and gives access to the garage.

Directions



Garage 14'8" x 8'6" (4.49 x 2.60)

With a metal up and over door, courtesy door to the rear garden, wall mounted fusebox, double glazed window to the rear, power and light both connected.

Additional Information

RENT

Rent is exclusive of Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

TENANCY

Assured Periodic Tenancy

TERMS

NO SMOKING

ADDITIONAL INFO

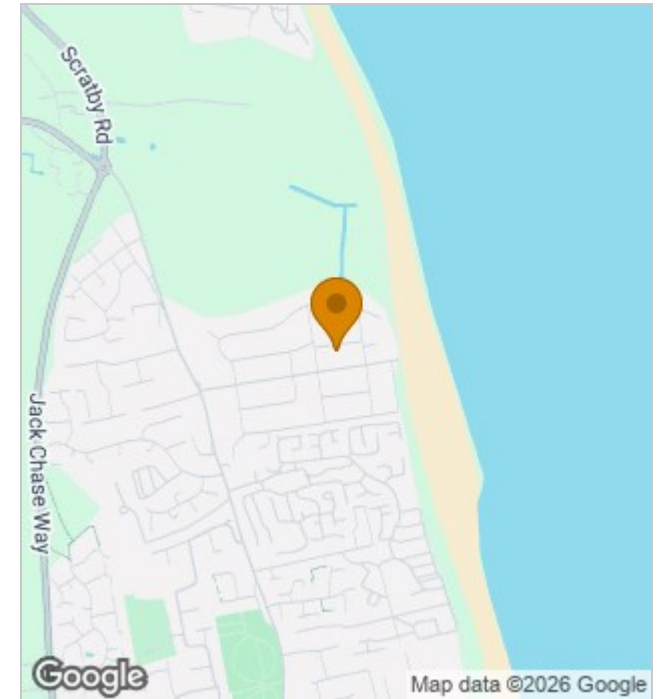
All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in advance and a Dilapidations deposit equivalent to 5 weeks' rent will also be required when agreements are signed. The Dilapidations Deposit is returnable after completion of a satisfactory tenancy. The aforementioned charges would be payable by bankers draft, a cheque drawn on a Building Society account, cash or Debit Card. NOT A PERSONAL CHEQUE

Council Tax Band- B

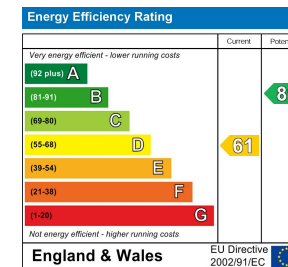
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Lettings Office on 01493 849111 if you wish to arrange a viewing appointment for this property or require further information.

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