Aldreds
Lettings



5 Appleton Drive

Ormesby, Great Yarmouth, NR29 3RL

£1,150 PCM

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A rare opportunity to rent a superb three bedroom detached bungalow, situated in the highly sought after village Of Ormesby, with it's excellent range of local amenities and services. The property is offered in very good condition, with modern kitchen and bathroom, three well proportioned bedrooms, private driveway providing ample off road parking, a single garage, oil central heating and a good size lawned garden. Properties such as this are rarely available, therefore an early viewing is highly recommended.







KITCHEN 12'2" maximum x 8'4" (3.71 maximum x 2.54)
A range of fitted quality white gloss wall and base level storage units with wood effect work surface over, space and plumbing for washing machine, inset one and a half bowl single drainer stainless steel sink unit, electric oven with four ring ceramic hob and extractor hood over, wood effect vinyl flooring, part tiled walls, radiator, double glazed window to front aspect, door to:

LOUNGE/DINING ROOM 14'8" x 12'8" (4.47 x 3.86)
Fitted carpet, two double glazed windows to front aspect, radiator, door to;

INNER HALL
Access to the loft space, doors leading off to;

BEDROOM 1 14'11" x 8'9" (4.55 x 2.67)
Fitted carpet, double glazed window to rear aspect, radiator.

BEDROOM 2 10'9" x 8'4" (3.28 x 2.54)
Fitted carpet, double glazed window to rear aspect, radiator.

BEDROOM 3 10'9" x 5'6" (3.28 x 1.68)
Fitted carpet, double glazed window to side aspect, radiator.

BATHROOM
Modern white suite with panel bath and electric shower over, vanity unit with inset wash basin, low level WC, part tiled walls, vinyl flooring, chrome heated towel rail, obscure double glazed window to rear aspect.

OUTSIDE FRONT
The property sits on a large plot to the front of which is a lawned garden and adjacent concrete driveway providing car parking which extends down the side of the bungalow beyond wrought iron gates to the garage.

GARAGE
With up and over door, power points and lighting, personal door to the side.

REAR GARDEN
Generous size and mainly lawned with fenced boundaries and woodland area at the bottom. The garden faces a sunny southerly direction. There is also an external oil fired boiler and outside tap.

COUNCIL TAX BAND
Council Tax Band- C

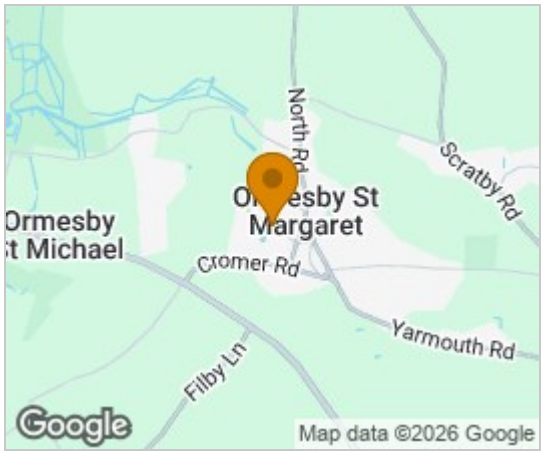
ADDITIONAL INFO
RENT
Rent is exclusive of Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

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.

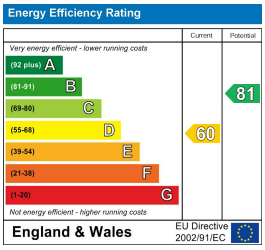
Area Map



Floor Plans



Energy Efficiency Graph



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