



23 Coronation Road
Great Yarmouth, NR31 0BW

£875 pcm
EPC Rating TBC

Freshly decorated and new carpets fitted throughout, this three bedroomed, terrace property is close to all local amenities with entrance lobby and bedrooms all off landing. Available Immediately.

ENTRANCE PORCH

core matting; double glazed external and internal doors; light. Leading into;

LOUNGE

14' 9" x 11' 9" (4.5 max x 3.6 max) carpet; radiator; double glazed window to front aspect. Door to;

INNER LOBBY

carpeted stairs to first floor. Door to;

DINING ROOM

11' 5" x 10' 9" (3.5 max x 3.3m) carpet; radiator; double glazed window to rear; understairs storage cupboard. Door to;

KITCHEN

13' 9" (4.2m long) tiled floor; good range of white wall and base units and drawers with work surface over; stainless steel sink and drainer with mixer tap; spaces for multiple appliances; built-in electric oven; four ring hob with extractor hood over; double glazed window and door to side; radiator; cupboard housing boiler. Internal door to;

BATHROOM

6' 6" x 5' 10" (2.0m x 1.8m) tiled floor and walls; suite comprising of wc; hand wash basin; bath with mixer tap and shower head attachment and screen to side; radiator; double glazed window.

FIRST FLOOR LANDING

carpet; loft access. Door to all rooms;

BEDROOM ONE

11' 9" x 10' 2" (3.6m x 3.1m) carpet; radiator; double glazed window to front; cupboard/ wardrobe with hanging rail.

BEDROOM TWO

10' 9" x 8' 6" (3.3m x 2.6m) carpet; radiator; double glazed window to rear; ornate decorative feature fireplace.

BEDROOM THREE

13' 9" x 5' 10" (4.2m x 1.8m) carpet; radiator; double glazed window to rear.

OUTSIDE

To the front of the property is a small yard enclosed by brick wall and entrance gate. To the rear is a concrete yard with ample storage space for a small seating area, bin store and to dry washing, rear access gate onto service passage.

COUNCIL TAX

The property is currently listed as Band A

VIEWINGS

Strictly by appointment with the letting agents, BYCROFT LETTINGS, tel: 01493 844489.

