

Aldreds
Lettings



51 North Market Road, Great Yarmouth, NR30 2EB

£800 Per Month





£800 Per Month

51 North Market Road

, Great Yarmouth, NR30 2EB

- Spacious Mid Terraced House
- Through Lounge/Dining Room
- Sealed Unit Double Glazed Windows
- Close To Town Centre & Amenities
- Two Bedrooms
- First Floor Bathroom
- Electric Heating
- Available Now

Aldreds are pleased to offer this spacious mid terraced house in a sought after location close to the town centre and local amenities. The property offers a through lounge/dining room, kitchen, first floor landing serving two separate bedrooms and a bathroom. Outside there is a small yard and forecourt. The property also benefits from electric heating and sealed unit double glazed windows.



Lounge/Dining Room 20'4" x 11'9" (6.20 x 3.58)

Including the brick chimney breast, tv point, two electric radiators, double glazed windows to front and rear aspects, part glazed wood panel door to front aspects, stairs to first floor, open access to:

Kitchen 9'10" x 5'4" (3.00 x 1.63)

Fitted with wall and matching base units with work surface over, electric cooker point, single drainer stainless steel sink unit, double glazed window to side aspect, part glazed wood panel door to rear, mainly tiled walls.

First Floor Landing

Airing cupboard housing the hot water cylinder, doors leading off to:

Bedroom 1 11'5" x 10'6" (3.48 x 3.20)

Plus chimney breast, storage alcove and wardrobe cupboard, double glazed window to front aspect, night storage heater.

Bedroom 2 8'8" x 6'1" (2.64 x 1.85 (2.63 x 1.86))

Double glazed window to rear aspect, night storage heater.





Directions

From the Yarmouth office head north along North Quay, at the roundabout turn right into Fullers Hill, continue over the traffic lights, at the next set of traffic lights with Sainsbury's turn left into St Nicholas Road, turn right into Silk Mill Road and after a short distance turn left in to North Market Road. The property can be found on the right hand side where the main entrance is accessed via the rear passageway.

Bathroom

Suite comprising panel bath with shower mixer attachment, low level wc, pedestal wash basin, part tiled walls, electric fan, extractor fan, frosted double glazed window to side aspect.

Outside

To the front of the property is a walled forecourt. To the rear is a small enclosed yard with gate on to Northmarket Road.

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

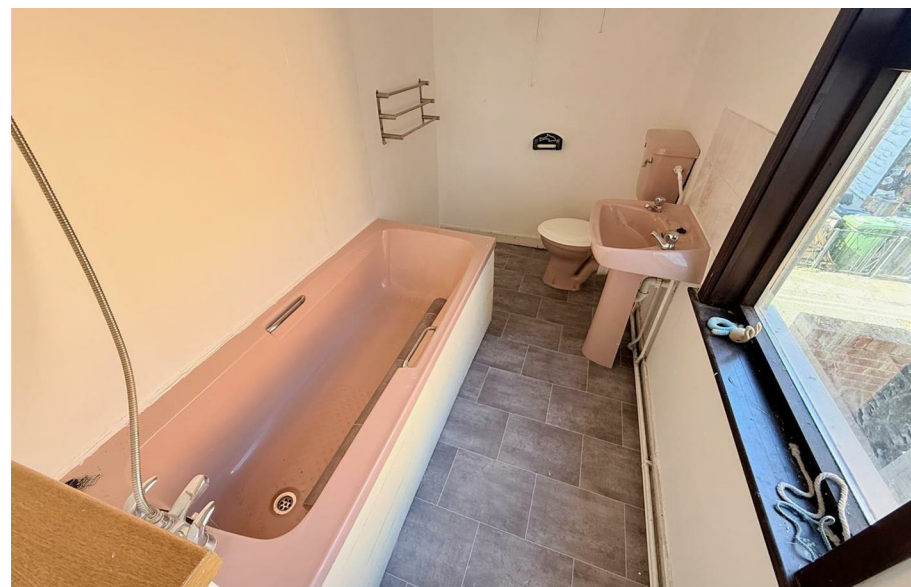
Additional Information

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

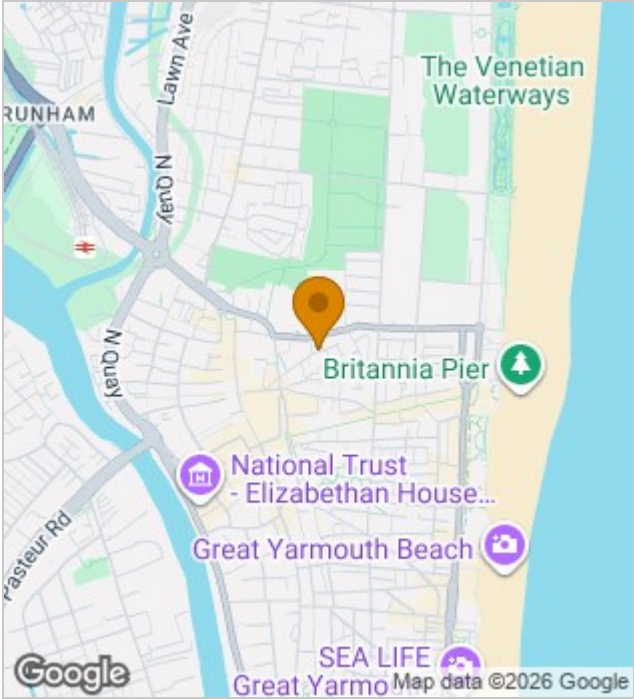
ADDITIONAL INFO

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.

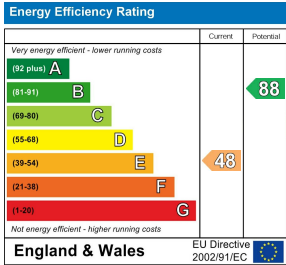
Floor Plans



Location Map



Energy Performance Graph



Viewing

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

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Alfreds. Please note: Messrs. Alfreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Alfreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Alfreds on the issue of availability prior to travelling. 5. Alfreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Alfreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Alfreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.