



**54 Trafalgar Road East**  
Gorleston, Great Yarmouth, NR31 6NX

**£850 pcm**  
EPC Rating D

**Well presented, two bed terraced property which has just been redecorated and new flooring fitted. Offered in popular Gorleston location close to all local amenities just a short a walk to the High Street. AVAILABLE IMMEDIATLEY.**

### **LOUNGE**

11' 5" x 10' 9" (3.5m x 3.3m) newly fitted carpet with coir matting in entrance area, double glazed door; radiator; double glazed window to front; electric feature fireplace. Door to;

### **INNER LOBBY**

newly fitted vinyl flooring; carpeted stairs to first floor. Door to;

### **KITCHEN**

11' 5" x 9' 2" (3.5m x 2.8m) vinyl flooring; white wall and base units with recess area for appliances; stainless steel drainer; window into the lean-to; radiator; understairs storage cupboard with shelving. Opening to;

### **REAR LOBBY**

tiled floor; cupboard housing the boiler with shelving inside. Doors to bathroom and rear lean-to.

### **LEAN-TO**

9' 2" x 4' 7" (2.8m x 1.4m) newly fitted vinyl flooring; double glazed window; door to rear; power and lighting.

### **BATHROOM**

7' 6" x 5' 6" (2.3 max x 1.7m) newly fitted vinyl flooring; white suite comprising of low level wc; hand wash basin; bath with mains connected shower over; window to side; wall mounted heater.

### **FIRST FLOOR**

small carpeted area with doors to both bedrooms.

### **BEDROOM ONE**

11' 5" x 11' 9" (3.5 max x 3.6 max) newly fitted carpet; radiator; double glazed window to front; built-in cupboard/wardrobe with hanging rail and shelf.

### **BEDROOM TWO**

10' 5" x 9' 2" (3.2 max x 2.8m) newly fitted carpet; radiator; double glazed window to rear.

### **OUTSIDE**

There is a right of way access immediately outside the rear door beyond which is a long garden mainly laid to lawn with flowering border to the left side and washing line.

### **COUNCIL TAX**

The property is currently listed as Band A.

### **VIEWINGS**

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



14 Regent Street  
Great Yarmouth  
Norfolk  
NR30 1RN

[www.bycroftestateagents.co.uk](http://www.bycroftestateagents.co.uk)  
01493 844489  
[lettings@bycroftestateagents.co.uk](mailto:lettings@bycroftestateagents.co.uk)

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