



101 Church Road

Gorleston, Great Yarmouth, NR31 6LS

£900 pcm

EPC Rating C

Well presented three bed terrace property offered with modern fitted kitchen and bathroom and benefitting from a garden to the rear. Ideally located just off Gorleston High Street and within walking distance of Gorleston beach.

PORCH

double glazed entrance door; tiled flooring; double glazed window to front; door to Lounge.

LOUNGE

11' 9" x 13' 1" max (3.6m x 4.0m) carpet; double glazed window to front; radiator; feature fire surround with tiled hearth (chimney closed off).

INNER LOBBY

carpet; carpeted stairs to first floor; door to Dining Room.

DINING ROOM

11' 9" x 10' 9" (3.6m x 3.3m) carpet; window to rear; radiator; decorative open chimney breast (not in operation - closed off); opening to Kitchen.

KITCHEN

tiled flooring; grey fitted wall and base units with four drawer unit and grey vinyl worksurface over; stainless steel sink unit; space and plumbing for washing machine; built in electric oven, four ring electric hob and extractor hood over; door to Rear Lobby and Utility / Lean To.

REAR LOBBY

tiled flooring; large storage cupboard housing new boiler; door to Bathroom.

BATHROOM

tiled flooring; white suite comprising of a low level wc; hand wash basin; bath with mixer tap and wall mounted overhead showerhead attachment and shower screen to the side; towel warmer/radiator; frosted double glazed window to side.

UTILITY / LEAN TO

tiled flooring; wall mounted outside tap; power; double glazed door to rear; polycarbonate roof over.

FIRST FLOOR LANDING

carpet; doors to Bedrooms 1 and 2.

BEDROOM 1

11' 9" x 10' 2" (3.6m x 3.1m) carpet; double glazed window to front; radiator; storage cupboard.

BEDROOM 2

11' 9" x 10' 9" (3.6m x 3.3m) carpet; double glazed window to rear; radiator; door to Bedroom 3.

BEDROOM 3

13' 5" x 5' 10" (4.1m x 1.8m) carpet; double glazed window to rear; radiator.

OUTSIDE

To the rear of the property there is a patio area immediately outside the rear door with grassed area beyond and a shed at the rear of the garden with a gate to the service passage.

VIEWINGS

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