



Black Canons, Beccles Road
St Olaves, Great Yarmouth, NR31 9HE

£975 pcm
EPC Rating D

Lovely presented three bedroom semi-detached property in popular St Olaves location within close proximity of both Lowestoft and Great Yarmouth.

ENTRANCE HALLWAY

carpet; carpeted stairs to first floor; double glazed entrance door with side panel; radiator; doors to Lounge, Kitchen and Cloakroom.

CLOAKROOM

vinyl flooring; corner hand wash basin; low level wc; double glazed window to side; small understairs storage cupboard.

KITCHEN

18' 0" x 7' 10" (5.5m x 2.4m) tile effect vinyl flooring; good range of wall and base units with vinyl worksurface over; built in electric oven and four ring ceramic hob with extractor fan over; storage cupboard housing the water cylinder; radiator; double glazed door to side giving access to rear garden; double glazed window over looking garden.

LOUNGE

17' 0" x 10' 9" (5.2m x 3.3m) carpet; radiator; large double glazed window to front; tiled fireplace with hearth and open fire.

FIRST FLOOR LANDING

carpet; doors to Bedrooms and Wet Room; large double glazed window over stairwell area; loft access.

BEDROOM 1

17' 0" x 10' 9" (5.2m x 3.3m) carpet; radiator; three double glazed windows to front.

BEDROOM 2

9' 6" x 7' 10" (2.9m x 2.4m) carpet; radiator; double glazed window to rear.

BEDROOM 3

8' 2" x 7' 10" (2.5m x 2.4m) carpet; radiator; double glazed window to rear.

WET ROOM

waterproof flooring with drainage; white suite comprising of low level wc; hand wash basin; wall mounted electric shower; frosted double glazed window; radiator.

OUTSIDE

To the front of the property is a driveway providing parking for two vehicles leading to a garage. Side access leading round to the entrance to the property and further round to the rear where there is a well maintained enclosed garden with stone chipping borders, central grassed area, greenhouse and access to the rear of the garage.

VIEWINGS

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

COUNCIL TAX

The property is currently listed as Band D.

