



## 31 Station Road

Hopton, Great Yarmouth, NR31 9BH

£1,000 PCM



A lovely three bedroom semi detached family home situated in the sought after village location of Hopton, close to a wide range of local amenities and a short commute for the James Paget Hospital. With enclosed rear garden, driveway to rear providing off road parking for two cars and a single garage, this is not one to be missed!!



### Entrance Lobby

With door to the entrance hall

### Entrance Hall

With stairs rising to the first floor landing and door to the living room

### Living Room 13'3" x 12'8" (max) (4.06 x 3.87 (max))

With a double glazed Bow window to the front aspect, laminate wooden flooring, feature fireplace, radiator, door to a useful understairs storage cupboard, and door to the kitchen/diner

### Kitchen/Diner 8'6" x 15'5" (2.61 x 4.70)

Fitted with a good range of wall and base level storage units with worksurfaces over, inset single bowl drainer sink unit with mixer tap, laminate wooden floor, plumbing for washing machine, space for electric cooker, space for fridge/freezer, radiator, door to understairs storage cupboard housing the boiler, double glazed windows to both rear and side aspects, space for table and chairs and access to the rear hallway.

### Rear Hallway

With a double glazed door to the rear garden and door to the shower room

### Shower Room

Having a very nicely fitted three piece suite comprising low level WC, wash hand basin with storage cupboard under and large walk in shower with mermaid board spashbacks, laminate wooden flooring, radiator, double glazed window to the rear aspect and extractor fan.

### Landing

With a double glazed window to the side aspect, access to roof space and doors off to all bedrooms

### Bedroom One 12'7" (max) x 8'11" (plus recess) (3.85 (max) x 2.72 (plus recess))

With a double glazed window to the front aspect and radiator.

### Bedroom Two 7'6" x 12'11" (2.30 x 3.94)

With a double glazed window to the rear aspect and radiator.

### Bedroom Three 10'1" (max) x 7'5" (3.09 (max) x 2.28)

With a double glazed window to rear aspect and radiator.

### Outside

The property benefits from lawned gardens to both front and rear with fenced borders, paved patio to rear and wooden gate to the rear of the property where there is off road parking in tandem for two cars and a single garage.

### Services

Council Tax Band- B

### Additional Information

ADDITIONAL INFORMATION

### RENT

Rent is exclusive of electricity, gas (unless otherwise specified), Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

### TENANCY

Assured Periodic Tenancy.

### TERMS

NO SMOKING / PETS CONSIDERED

### 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.

### Disclaimer

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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

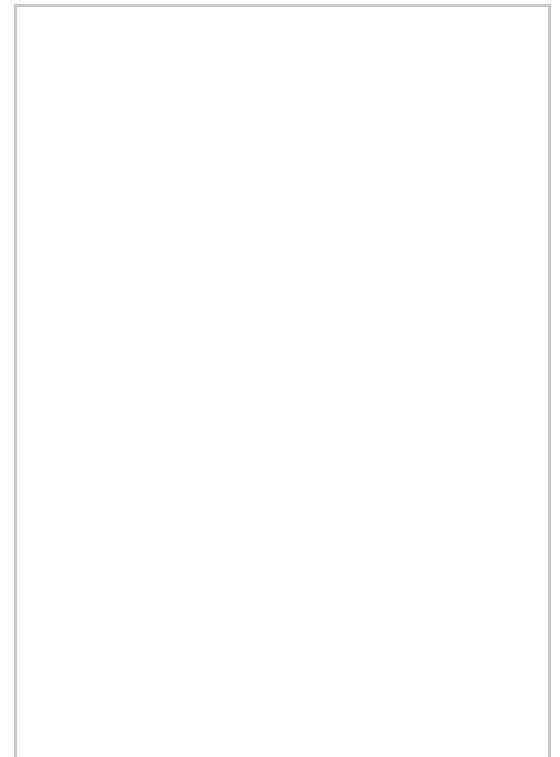
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## Area Map



## Floor Plans



## Energy Efficiency Graph

