

# Aldreds

Lettings



24 North Market Road, Great Yarmouth, NR30 2DX

£650 PCM









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# 24 North Market Road

, Great Yarmouth, NR30 2DX

- Two Bedrooms
- Double Glazed Windows
- Parking
- Gas Central Heating
- Garden

Aldreds Lettings are delighted to offer this two bedroom Victorian house situated in this central location close to local shops schools and within easy reach of the town centre. The accommodation comprises of a living room, kitchen, two bedrooms, bathroom with shower over the bath, private garden, on street parking, gas central heating, double glazing, Energy Rating C, Council Tax Band A, UNFURNISHED



## Sitting Room 12'1" x 10'7" (3.69 x 3.24)

Including the chimney breast, radiator, tv point, double glazed window to front aspect, part double glazed pvc entrance door, access to:

## Inner Hall

Stairs to first floor with under stairs recess, doors leading off to:

## Kitchen 10'0" x 8'0" (3.06 x 2.45)

Fitted white kitchen units with matching wall and base units with work surface over, electric cooker point, single drainer sink unit, wall mounted gas boiler, space and plumbing additional appliances, part tiled walls, radiator, double glazed window to rear aspect, part double glazed pvc rear entrance door.

## First Floor Small Landing

Doors leading off to:

## Bedroom 1 12'1" x 10'7" (3.69 x 3.24)

Including the chimney breast and adjacent wardrobe cupboard, double glazed window to front aspect, radiator, access to the loft space.







### Bedroom 2 9'3" x 7'6" (2.82 x 2.29)

Plus over stairs cupboard, radiator, double glazed window to rear.

### Bathroom

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

### Outside

To the rear is an enclosed paved garden with a gate leading to a shared access passageway to the front of the property.

### Additional Information

#### RENT

Rent is exclusive of Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

#### TENANCY

6 Months Assured Shorthold.

#### TERMS

NO SMOKING

### 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 follow the road around the right hand bend where the property can be found on the right hand side.



#### 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.

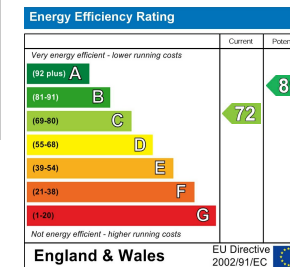
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds 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. Aldreds. Please note: Messrs. Aldreds 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. Aldreds 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 Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds 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. Aldreds 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.

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