



43 Wright Close, Caister-On-Sea, Great Yarmouth, NR30 5XQ

£825 PCM





# 43 Wright Close

Caister-On-Sea, Great Yarmouth, NR30 5XQ

- Attractively Presented Interior
- Two Bedrooms
- 17ft Lounge/Dining Room
- Double Glazed Windows
- Allocated Parking
- Mid Terrace House
- Modern Shower Room
- Garden
- Gas Central Heating

Aldreds Lettings are pleased to offer this superbly presented, modern two double bedroom mid terraced house on a popular development. The accommodation comprises of an entrance hall serving the lounge/dining room, fitted kitchen, first floor landing, two bedrooms and a modern shower room. Outside are low maintenance front and rear gardens and nearby allocated parking. The property also benefits from double glazing, gas central heating, Council Tax Band B, UNFURNISHED



## Entrance Hall

Frosted part double glazed upvc entrance door with glazed side panel, power points, telephone point, airing cupboard, doors leading off to:

## Lounge/Dining Room 17'7" x 12'11" (5.36 x 3.94)

Double glazed window to rear aspect, double glazed French doors to garden, stairs rising to landing, power points, tv point, radiator.

## Kitchen 7'7" x 7'0" (2.31 x 2.13)

Double glazed window to front aspect, range of fitted wood effect kitchen units with wall and matching base units with roll top work surfaces over and metro tiled splash backs, stainless steel sink and drainer, space and plumbing for appliances, wall mounted Ideal combination boiler.

## First Floor Landing

Power point, doors leading off to:

## Bedroom 1

Double glazed window to rear aspect, power points, radiator.





### Bedroom 2 12'10" x 7'1" (3.91 x 2.16)

Double glazed window to front aspect, power points, radiator.

### Shower Room

Corner aqua panelled shower cubicle with electric shower fitting, pedestal wash basin, low level wc, chrome towel rail/radiator, tiled walls, access to the loft space, extractor fan.

### Outside

To the front of the property there is a lawned garden with shingle inlay and ornamental pond. To the rear of the property there is a garden laid with artificial grass with decking and paved patio areas. Panelled fencing to boundaries, timber shed, timber gate with access to rear. One allocated parking space en bloc.

### Additional Information

#### RENT

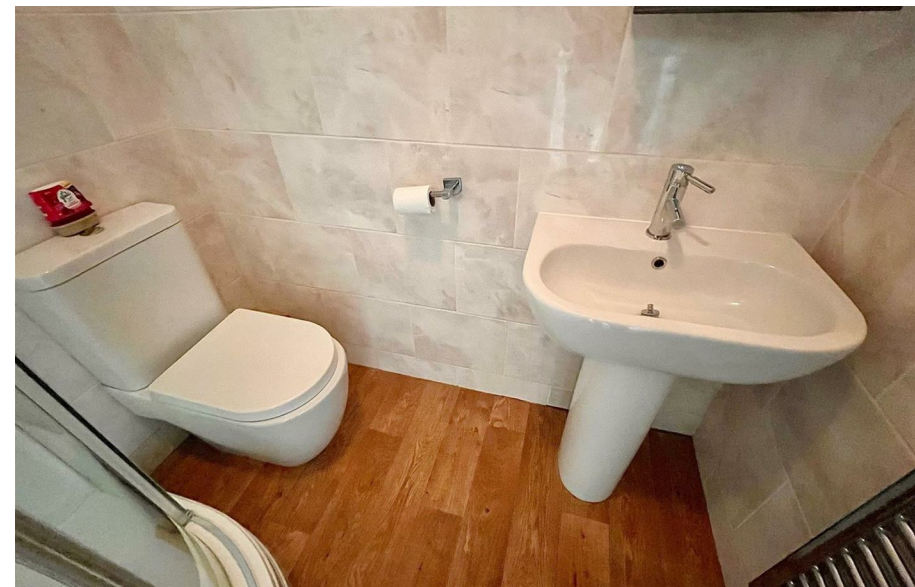
Rent is exclusive of Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

#### TENANCY

6 Months Assured Shorthold.

### Directions

From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn right into Yarmouth Road, continue over the mini roundabout into the High Street, at the next mini roundabout turn left, at the next mini roundabout take the second exit, at the traffic lights turn right into Ormesby Road Road, turn right into Wesbter Way, turn left into Wright Close, where the property is then accessed on foot to the left hand side and the property can be found towards the end of the pathway on the right.



TERMS

NO SMOKING

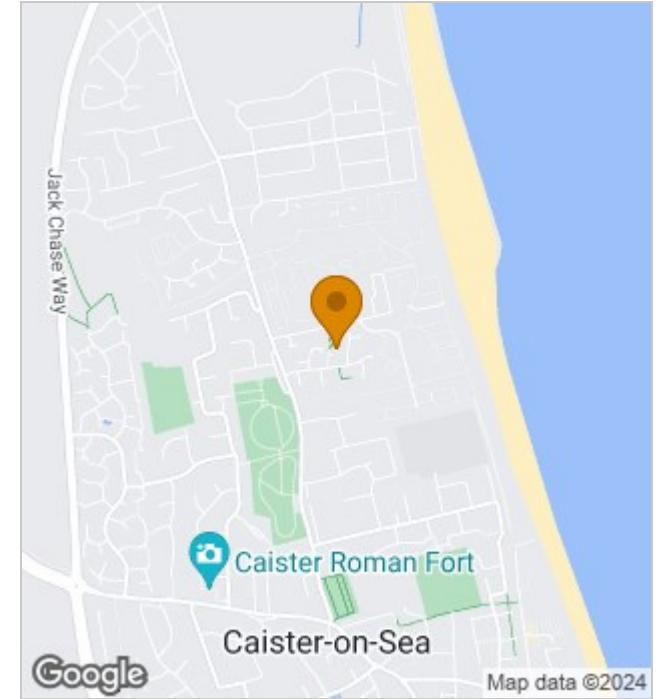
ADDITIONAL INFO

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.

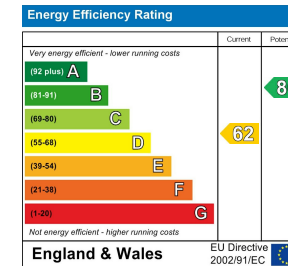
## Floor Plans



## 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

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