



## 28 Admiralty Road , Great Yarmouth, NR30 3DQ

£750 PCM



Aldreds Lettings are delighted to offer this very well presented two bedroom, two bathroom Victorian house close to local shops and within easy reach of the town centre. The accommodation comprises of an entrance hall, living room, separate dining room, modern kitchen, separate utility room, ground floor shower room, two double bedrooms, main bathroom, covered courtyard area, on street parking, double glazing, gas central heating, Council Tax Band A, PART FURNISHED



### Entrance Hall

Part glazed front door to entrance hall.

### Living Room 13'1" x 10'2" (4.0 x 3.1)

Living room with feature fireplace recess, rear aspect window, built in storage cupboard, TV point, radiator.

### Dining Room 10'9" x 10'5" (3.3 x 3.2)

Separate dining room, front aspect window, radiator.

### Kitchen 10'5" x 7'2" (3.2 x 2.2)

Modern kitchen with ample storage and work surface. Appliances include electric hob & oven. Door to utility room.

### Utility Room 8'2" x 5'6" (2.5 x 1.7)

Separate utility room with space and plumbing for additional appliances. Door to courtyard.

### Shower Room

White suite comprising corner shower cubicle, WC and wash basin. Extensive tiling, radiator.

### Bedroom 1 13'1" x 10'2" (4 x 3.1)

Big double bedroom, rear aspect window, radiator. Door to en-suite shower room.

### Bedroom 1 en-suite

Suite in white comprising shower, WC and wash basin. Heated towel rail, frosted window.

### Bedroom 2 13'1" x 10'5" (4 x 3.2)

Double bedroom, front aspect window, built in wardrobe, radiator.

### Courtyard

Covered courtyard area, door to rear ally way.

### Parking

On street parking.

### 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

#### 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

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.

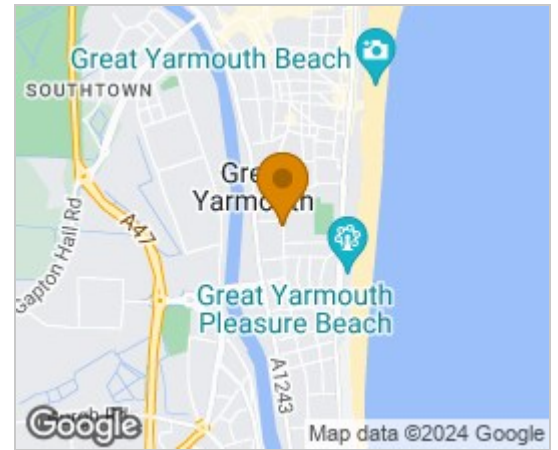
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## Area Map



## Floor Plans



## Energy Efficiency Graph

