



**Aldreds**  
Lettings



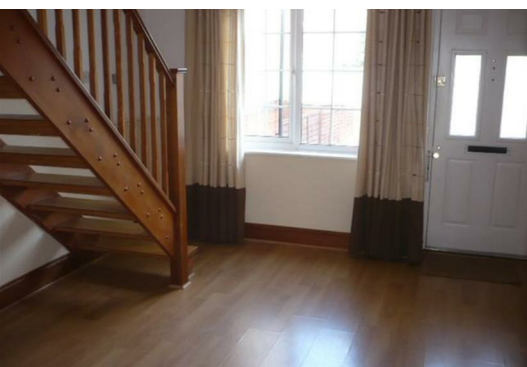
## 52 Coxswain Read Way

Caister, Great Yarmouth, NR30 5AW

£675 PCM



IMMACULATELY PRESENTED, 2 bedroom mid terraced house. Offered unfurnished and with the benefits of GAS CENTRAL HEATING, DOUBLE GLAZING, off road parking, a conservatory and low maintenance rear garden. EPC=C, Council Tax Band B



**LOUNGE:** 12'4" x 12'0" (12'4" x 12'1") (3.76 x 3.68 (3.77 x 3.69))

Laminate floor, radiator, uPVC double glazed window to front aspect, cupboard housing quarterly electricity meter and consumer unit, stairs to first floor and door to:

**KITCHEN:** 12'0" x 7'10" (12'1" x 7'10") (3.68 x 2.39 (3.69 x 2.40))

Laminate floor, wall and base level storage units with worktops over, stainless steel sink and drainer with mixer tap, built-in electric oven and inset 4 ring gas hob with cooker hood over, plumbing for washing machine, built-in fridge and built-in freezer, breakfast bar area and double doors to:

**CONSERVATORY:** 9'8" x 6'11" (9'7" x 7'0") (2.95 x 2.13 (2.94 x 2.14))

Tiled floor, uPVC double glazed windows and polycarbonate roof, French doors giving access to rear garden.

#### FIRST FLOOR LANDING:

Laminate floor and doors to all rooms.

**BEDROOM 1:** 9'10" x 8'11" (3.02 x 2.74)

Laminate floor, radiator, uPVC double glazed window to front aspect, built-in wardrobe, airing cupboard housing insulated hot water cylinder and shelving.

**BEDROOM 2:** 8'7" x 5'8" (8'8" x 5'8") (2.64 x 1.75 (2.65 x 1.74))

Laminate floor, radiator, uPVC double glazed window to rear aspect.

#### SHOWER ROOM:

Tiled floor, part tiled walls, white low level WC and white pedestal wash basin, glass shower cubicle with mixer shower, obscure uPVC double glazed window.

#### OUTSIDE:

Front: Allocated off road parking space. Rear: Low maintenance, fully enclosed garden with gated access to walkway.

#### RENT:

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

#### TENANCY:

6 Months Assured Shorthold.

#### TERMS:

Non Smokers / Would suit a single person or couple.

#### ADDITIONAL INFO:

All applications for tenancy to be on a form which can be obtained from this office. A minimum of two references will be required. 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.

PLEASE NOTE: PHOTOGRAPHS WERE TAKEN PRIOR TO PREVIOUS TENANCY COMMENCING.

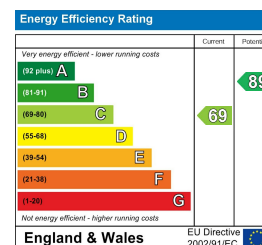
## Area Map



## Floor Plans



## Energy Efficiency Graph



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