



23 Styles Close

Bradwell, Great Yarmouth, NR31 8RJ

£750 PCM



Aldreds Lettings are delighted to offer this well presented two double bedroom modern house set at the end of a cul-de-sac close to local shops & schools. The accommodation comprises of an entrance hall, large living room, modern kitchen, two double bedrooms, bathroom with shower over the bath, private garden, garage & drive, gas central heating, double glazing, Energy Rating C, Council Tax Band B, UNFURNISHED



ENTRANCE LOBBY:

Fitted floor mat, radiator, opening through to:

LIVING ROOM: 19'5" x 11'10" (19'5" x 11'10" at max) (5.92 x 3.63 (5.93 x 3.62 at max))

Fitted carpet, 2 radiators, uPVC double glazed window to front aspect, stairs to first floor, understairs storage cupboard and door through to:

KITCHEN: 11'10" x 7'8" (11'9" x 7'9") (3.61 x 2.36 (3.60 x 2.37))

Laminate floor, radiator, wall and base level storage units with worktops over, stainless steel sink and drainer with mixer tap, free standing cooker and 4 ring gas hob, plumbing for washing machine, tiled splash backs, wall mounted gas combi boiler, uPVC double glazed window overlooking rear garden and door giving access to rear garden.

FRONT BEDROOM: 11'10" x 11'3" (11'10" x 11'2") (3.63 x 3.43 (3.62 x 3.42))

Fitted carpet, radiator, uPVC double glazed window to front aspect, storage cupboard with shelving.

BATHROOM: 6'5" x 5'2" (1.96 x 1.60)

Laminate floor, radiator, obscure uPVC double glazed window, white bathroom suite comprising: low level WC, pedestal wash basin, panelled bath with mixer shower over and glass shower screen, heated towel rail and tiled walls.

BACK BEDROOM: 11'10" x 9'6" (3.63 x 2.90)

Fitted carpet, radiator and uPVC double glazed window to rear aspect.

FRONT:

Shingled driveway to front and side, which leads to a garage.

GARAGE:

Single size with up and over door, power and light connected.

REAR:

Enclosed rear garden which is mainly laid to lawn, gate giving access to rear communal passage way, personal door to garage.

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:

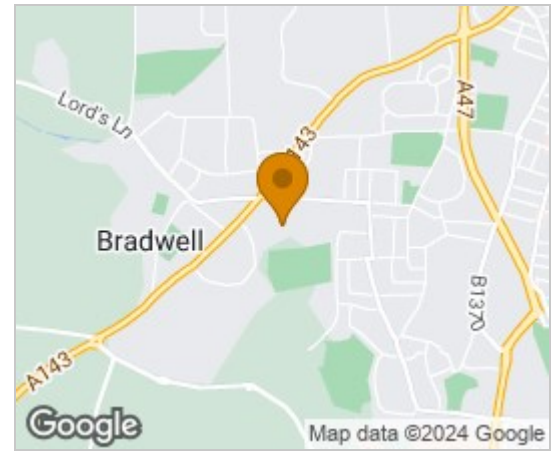
All applications for tenancy to be on a form which can be obtained from this office. A minimum of two references will be required. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The 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.

Disclaimer

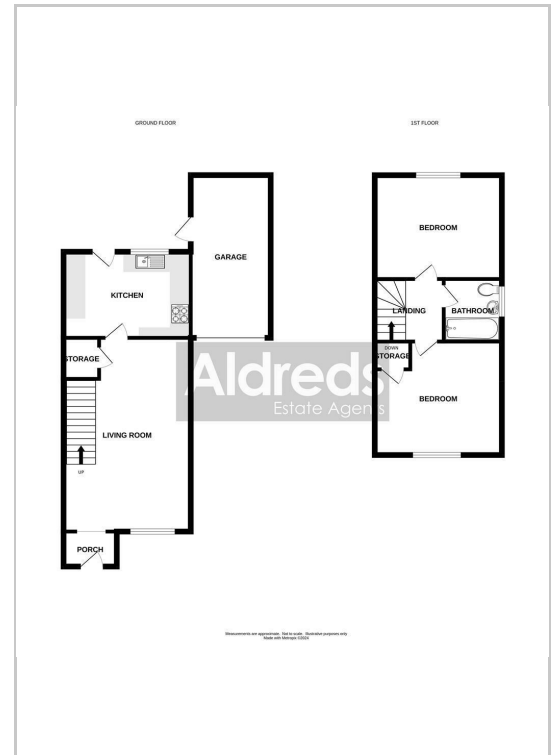
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only 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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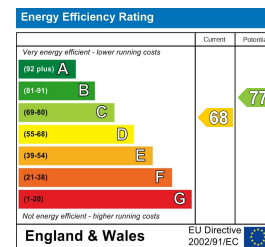
Area Map



Floor Plans



Energy Efficiency Graph



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