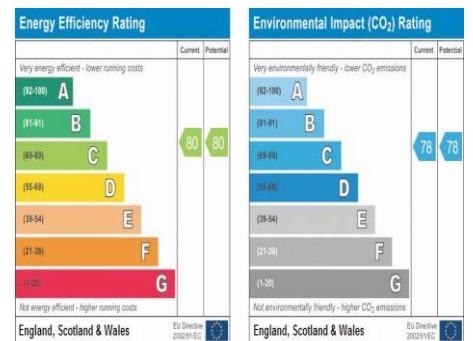




## Coalmans Court Kitchener Road Great Yarmouth Norfolk NR30 4HR

Spacious and attractively presented 2 bedroom mid terraced house offered unfurnished and with the benefits of gas fired central heating, UPVC windows, ground floor cloakroom and allocated parking. EPC=C

- ENTRANCE HALL
- KITCHEN
- 2 BEDROOMS
- PARKING SPACE
- LOUNGE
- UTILITY ROOM/WC
- COURTYARD AREA
- CENTRALLY LOCATED



**Monthly Rental Of £575 + £110 App Fee**

### Viewings

Please call us on 01493 857760 to make an appointment

### Aldreds Estate Agents

18 Hall Quay Great Yarmouth Norfolk NR30 1HP

Tel: 01493 857760

Email: [lettings@aldreds.co.uk](mailto:lettings@aldreds.co.uk)

Web: [www.aldreds.co.uk](http://www.aldreds.co.uk)



globrix.



# Coalmans Court Kitchener Road Great Yarmouth Norfolk NR30 4HR

## Accommodation:

### ENTRANCE HALL:

with tiled floor, radiator, cloaks cupboard housing electric consumer unit, carpeted stairs, to door to:

### LOUNGE: 16' 0" x 14' 1" (4.88m x 4.30m)

with laminate flooring, 2 radiators, UPVC window to front aspect and under stairs cupboard.

### KITCHEN: 7' 9" x 12' 6" (2.36m x 3.80m)

with tiled floor, radiator, UPVC window to front aspect and French doors, wall and base units with worktops over, stainless steel sink and drainer, built in electric oven and 4 ring gas hob, cooker hood, tiled splashbacks and door to:

### UTILITY/WC:

with tiled floor, radiator, additional worktop space with plumbing for washing machine, white low level wc and pedestal hand basin.

### FIRST FLOOR LANDING:

with fitted carpet, radiator, cupboard housing HE gas combi boiler and loft access.

### BEDROOM 1: 16' 11" x 8' 2" (5.15m x 2.50m)

with fitted carpet, radiator, UPVC window to front aspect and tv point.

### BATHROOM: 5' 4" x 8' 11" (1.63m x 2.71m)

with radiator, white suite comprising: low level wc, pedestal hand basin, panel bath and mixer shower, glass screen, part tiled walls and obscure UPVC window.

### BEDROOM 2: 13' 9" x 8' 1" (4.20m x 2.46m)

with fitted carpet, radiator, tv point, UPVC window to front aspect and built in wardrobe.

### OUTSIDE:

Courtyard area and one allocated parking space

### RENT:

£575.00 per calendar month, exclusive of Council Tax [Band B], water rates, sewerage rates. The rent is payable monthly in advance.

### TENANCY:

6 Months Assured Shorthold.

### TERMS APPLY:

Prefer Working Couple / No Pets / Non Smokers

### 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. An application fee of £110.00 is payable with all applications and is non refundable. The rent is payable monthly in advance and a Dilapidations deposit of £575.00 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, debit card or cash. 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 give 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 traveling some distance please check with Aldreds on the issue of availability prior to traveling. 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.