



Estate Agents  
Sales & Lettings  
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**PROPERTY DESCRIPTION:**

A well present 3 bedroom family home situated in a popular residential location close to the James Paget Hospital.

**Salk Road**  
Great Yarmouth NR31 7RL

**Monthly Rental Of £900**

Due to the high volume of emails received daily, if your wish to view this property please Tel: 01502 502061 during office hours, where we will be able to help.



**Family Bathroom:**

Modern white suite comprising: Panel enclosed bath with shower mixer tap, low level W.C, radiator, part tiled walls, extractor

**Outside:**

**Front:**

Off street parking, mature hedging, path

**Rear:**

Patio, lawn, mature flower & shrub borders, outside tap



**Garage: 19' 5" x 9' 4" (5.92m x 2.85m)**

Up and over door, power point, door to rear

**Council Tax Band: C**

**EPC: C**

**ACCOMMODATION**

**Entrance Hall**

Radiator, cove ceiling

**Ground Floor Cloakroom:**

Low level W.C, Pedestal wash hand basin, radiator, part tiled walls, extractor

**Lounge 18' 0" x 11' 1" (5.48m x 3.37m)**

Feature fireplace with fitted coal effect electric fire in surround, double glazed window to front, cupboard, television point, telephone point, cove ceiling

**Kitchen/Dining Room: 13' 11" x 9' 5" (4.23m x 2.88m)**

Modern kitchen comprising: Sink and drainer with mixer tap, cupboard below, further range of eye and base units, work tops, Built in double oven, 4 ring ceramic hob with filter above, space and plumbing for washing machine & dishwasher, room for further electrical appliance, tiled floor, part tiled walls, cupboard housing boiler for gas heating to radiator and domestic hot water, radiator, double glazed window to rear and sliding patio door to rear

**Stair To First Floor Landing:**

**Bedroom 1: 10' 4" x 11' 9" (3.15m x 3.57m) Narrowing to 7' 1" (2.17m)**

Double glazed window to front, radiator, television point, double built in wardrobe, door to:

**En-Suite Shower Room:**

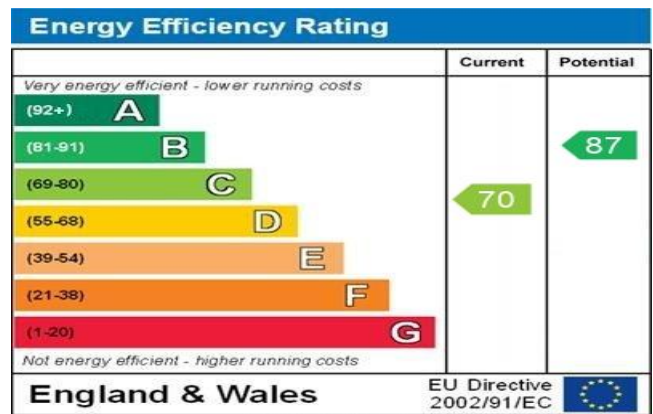
Shower, low level W.C, pedestal wash hand basin, radiator, part tiled walls

**Bedroom 2: 11' 8" x 7' 9" (3.56m x 2.35m)**

Double glazed window to rear, radiator, double built in wardrobe, loft access

**Bedroom 3: 8' 4" x 6' 0" (2.54m x 1.83m)**

Double glazed window to rear, double built in wardrobe, radiator



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