

LARKES



ARUNDEL ROAD
GREAT YARMOUTH
NORFOLK
NR30 4JY

£595 pcm Unfurnished
Available: Available Now

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At a glance

Property: 3 bed Mid Terraced House
Heating: Gas Central Heating
Restrictions: No Pets & No Smoking
Deposit: £595

Approximate Floor Area: 773 sq ft (72 sq m)
Energy Rating: TBC
Local Authority: GYBC
Council Tax Band: A (£1,000)

Accommodation

A walled forecourt garden currently about to be made into a brick weave drive offering off road parking area with dropped curb, leading to the:

LOUNGE

11' 5" x 11' 3" (3.48m x 3.43m) Radiator, newly fitted carpets, uPVC double glazed window to front.

INNER LOBBY

Newly fitted carpets, stairs rising to first floor. Door into;

DINING ROOM

11' 5" x 11' 4" (3.5m x 3.45m) Newly fitted carpets, radiator, uPVC window to rear, understairs storage cupboard, gas fireplace with coal effect fire. (disconnected display purposes only)

KITCHEN

12' 2" x 6' 0" (3.71m x 1.83m) Fitted kitchen comprising wall and base mounted cabinets with complementary rolled edge laminate worktops, inset sink and drainer with mixer tap, extractor fan, recesses for cooker & fridge/freezer, wood effect vinyl flooring, newly installed gas boiler, uPVC window to side.

LOBBY

Vinyl flooring, uPVC door to rear yard.

SHOWER ROOM

6' 1" x 6' 10" (1.86m x 2.10m) White suite comprising of close coupled WC, pedestal wash basin and shower cubicle, fully tiled walls & floors, heated towel rail, uPVC obscure double glazed window to side.

LANDING

Newly fitted carpet, access to bedrooms one and two.

BEDROOM

11' 5" x 11' 1" (3.48m x 3.38m) Newly fitted carpet, uPVC double glazed window to front, radiator.

BEDROOM

11' 4" x 11' 3" (3.45m x 3.43m) Newly fitted carpet, uPVC double glazed window to rear, radiator. Door into third bedroom.

BEDROOM

12' 2" x 6' 1" (3.71m x 1.85m) Newly fitted carpet, uPVC double glazed window to side, radiator.

OUTSIDE

The property benefits from a small enclosed rear courtyard with pedestrian gated access to the rear.

TENANT FEES

An application fee is payable prior to processing. Fee to cover administration and referencing charges as follows:

First Applicant £100 inc VAT

For Each Additional Applicant £60 inc VAT

Guarantor Reference No Charge

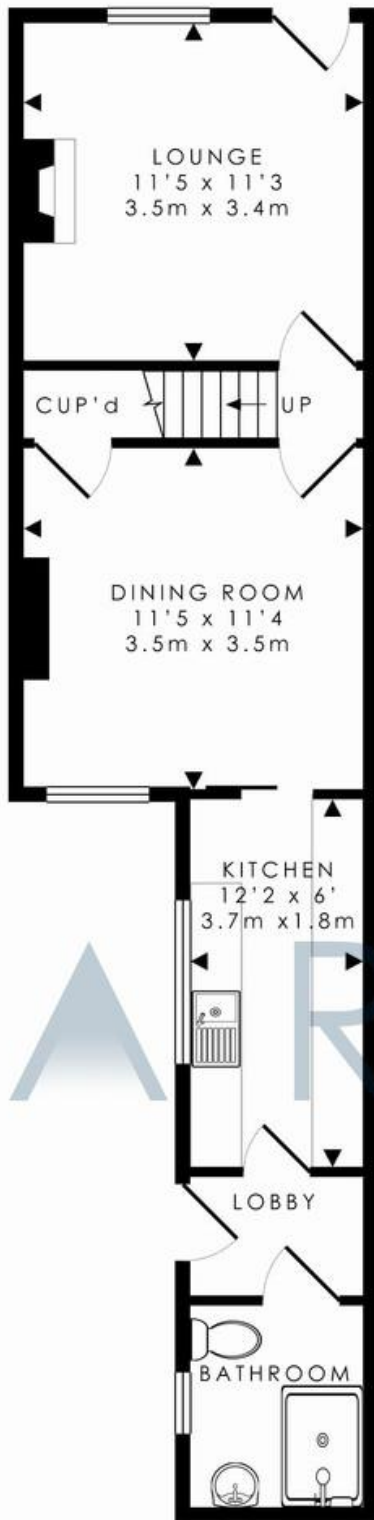
(Application fees are non-refundable)

Upon receipt of satisfactory references - No further tenant charges are made in the preparation of the lease.

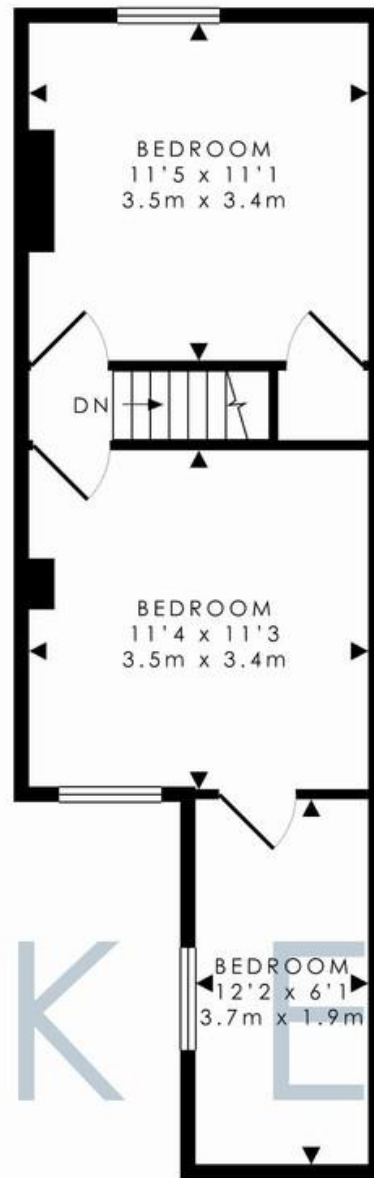
NB - Tenants may incur additional charges if they breach the terms of their tenancy agreement; in extreme cases failure to comply with lease obligations can lead to eviction.



GROUND FLOOR
APPROX AREA
421 sq ft (71.8 sq m)



FIRST FLOOR
APPROX AREA
352 sq ft (32.7 sq m)



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TOTAL APPROX FLOOR AREA 773 Sq Ft (71.8 Sq M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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