

LARKES

EL ALAMEIN WAY
BRADWELL
GREAT YARMOUTH
NR31 8SX

£825 pcm Unfurnished
Available: 1st November 2018



larkes.co.uk | sales@larkes.co.uk | 01493 330299

EL ALAMEIN WAY | BRADWELL

£825 pcm Unfurnished

Three bedroomed detached house - unfurnished. The property benefits from gas central heating and uPVC double glazing.

DESCRIPTION

ACCOMMODATION

Front entrance door with opaque glazed inserts giving access to:-

RECEPTION HALL

Fitted carpet, radiator, double glazed window to side, door to:-

GROUND FLOOR CLOAKROOM

6' 3" x 3' 0" (1.929m x 0.930m) Ceramic tiled flooring, w.c., wall-mounted wash hand basin, tiled splashbacks, opaque double glazed window to front, radiator.

SITTING ROOM

14' 11" x 13' 0" (4.554m x 3.980m) Wood laminate flooring, uPV double glazed window with aspect to front, radiator, further feature electric fireplace, tv point, dado rail, two ceiling light points and wood panelled and glazed door to:-

KITCHEN / BREAKFAST ROOM

16' 5" x 9' 4" (5.005m x 2.869m) Ceramic tiles to the floor, matching range of white wall and base storage units and drawers, rolled edge work surface over, inset stainless steel sink unit with mixer tap, ceramic tiled splashbacks, double glazed window to rear, recess for washing machine, further recess with gas cooker point and fitted extractor over, side entrance door with opaque sealed unit inserts, further built in understairs storage cabinets, spotlights, glazed front display cabinets, breakfast bar, radiator, opaque glazed double doors through to:-

CONSERVATORY

Ceramic tiles to the floor, uPV double glazed windows with aspect to rear, fully glazed sliding patio doors giving access to rear garden, fitted vertical blinds and wall mounted panelled heater.

FIRST FLOOR LANDING

Fitted carpet, uPVC double glazed window to side, doors off to:-

BEDROOM 3

11' 1" x 7' 2" (3.388m x 2.201m) Fitted carpet, uPVC double glazed window to front, radiator, built in shelved



airing cupboard housing immersion.

MASTER BEDROOM

14' 11" x 10' 1" (4.566m x 3.097m) Fitted carpet, uPVC double glazed window to front, radiator, telephone point.

BEDROOM 2

10' 2" x 9' 7" (3.100m x 2.932m) Fitted carpet, uPVC double glazed window to rear, radiator, access point to roof space.

BATHROOM

6' 5" x 6' 0" (1.976m x 1.832m) Laminate flooring, panelled bath, fitted shower screen, electric shower unit over, opaque double glazed window to rear, radiator, w.c., pedestal wash hand basin, wall-mounted mirror and shaver point.

OUTSIDE

To the front of the property is a garden laid to lawn with various shrub borders and specimen trees, opening to driveway with double iron gates giving access to further secure off road parking areas with courtesy lighting leading up to detached garage.

To the rear of the property is a paved patio area, timber garden shed, mainly laid to lawn garden with timber fencing.

APPLICATION 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. However, on acceptance 50% of the first month's rent is to be paid as a holding deposit which is non-refundable if you withdraw from the tenancy.

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.



AT A GLANCE:

Property: Detached House, Three Bedrooms
Approximate Floor Area: 897 sq ft (83 sq m)
Heating: Gas Central Heating
Restrictions: No Pets & No Smoking
Deposit: £825
Energy Rating: D 62
Local Authority: GYBC
Council Tax Band: D (£1,629)



NOTE: Larkes Estate Agents for themselves and for the vendors or lessees of this property whose agents they are give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given, without responsibility and intending purchasers or lessees 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 item; (iii) no person in the employment of Larkes Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

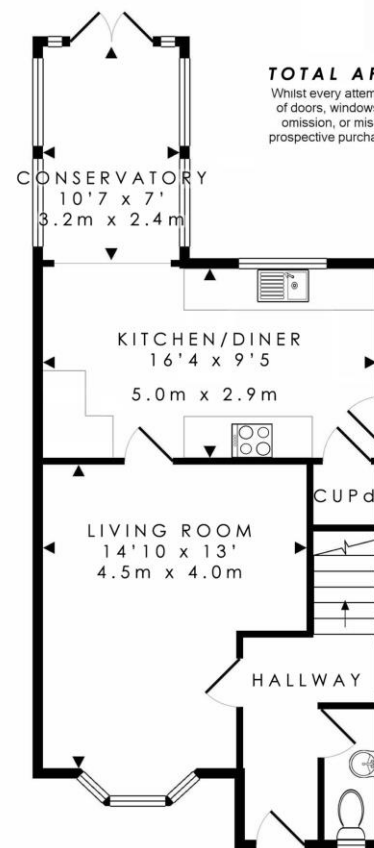


**EL ALAMEIN
WAY**

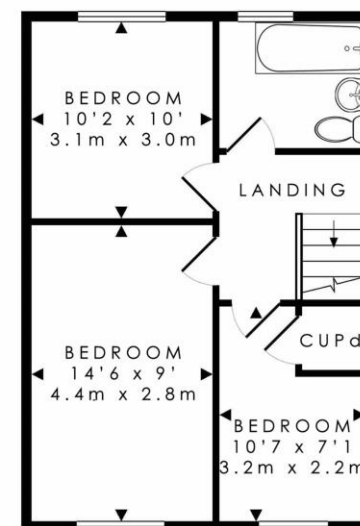
**BRADWELL
NR31 8SX**

TOTAL APPROX FLOOR AREA 897 SQ FT (83.4 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



GROUND FLOOR
APPROX AREA
500 Sq Ft (46.5 Sq M)



FIRST FLOOR
APPROX AREA
397 Sq Ft (36.9 Sq M)