Aldreds
Lettings



32 Waveney Road

, Great Yarmouth, NR31 0LB

£875 PCM

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Aldreds are pleased to offer this comprehensively renovated and immaculately presented mid terraced house in a convenient location betwixt Great Yarmouth & Gorleston town centres and close to the third river crossing. Accommodation comprising of a lounge, dining room, new fitted kitchen, rear lobby and quality new bathroom. On the first floor are three good sized bedrooms. Outside is a forecourt and enclosed rear garden. The property also benefits from new gas central heating, double glazed windows, new floor coverings and redecoration throughout.







Lounge 11'5" x 10'11" (3.5 x 3.34)
Including the chimney breast, part double glazed pvc door to front, double glazed window to front aspect, radiator, new fitted carpet, door to:

Lobby
Stairs to landing, new fitted carpet, door to:

Dining Room 11'5" x 8'2" (3.5 x 2.5)
Including the chimney breast, double glazed pvc door to garden, under stairs cupboard, radiator, new fitted carpet, open access to:

Kitchen 7'10" x 6'0" (2.4 x 1.83)
New fitted kitchen with coloured finish wall and matching base units with wood effect work surfaces over, single drainer cast sink with mixer tap, built in electric oven, four ring ceramic hob and extractor hood, part tiled walls, space and plumbing for a washing machine, double glazed window to side aspect, tiled flooring, open access to:

Rear Lobby
Double glazed pvc door to side, door to:

Bathroom 7'10" x 6'11" (2.4 x 2.13)
New quality white suite comprising panelled bath with shower mixer tap and glazed shower screen, vanity unit with inset wash basin, low level WC, frosted double glazed window to rear aspect, concealed wall mounted Worcester Bosch gas boiler, tiled walls and flooring, extractor fan.

Landing
Doors leading off to:

Bedroom 1 11'5" x 10'11" (3.5 x 3.34)
Including the chimney breast plus storage cupboard, double glazed window to front aspect, radiator, new fitted carpet.

Bedroom 2 11'5" x 8'2" (3.5 x 2.5)
Including the chimney breast, double glazed window to rear aspect, radiator, new fitted carpet, door to

Bedroom 3 7'10" x 6'0" (2.4 x 1.83)
Double glazed window to rear aspect, radiator, new fitted carpet.

Outside
To the front of the property is a small forecourt. To the rear is a generous garden with paved patio and storage shed.

Services
Mains water, electricity, drainage, gas

Council Tax
Band A

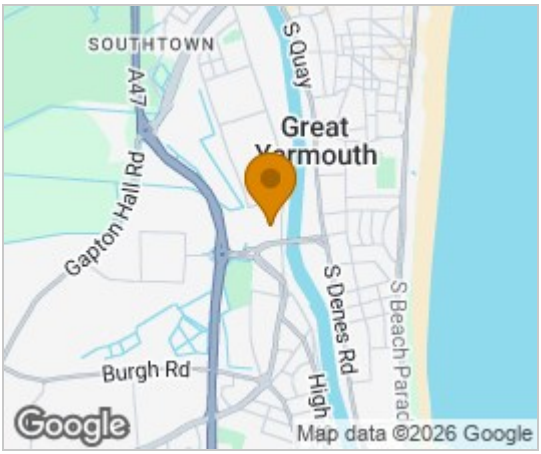
Additional Info
RENT
Rent is exclusive of electricity, gas (unless otherwise specified), Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

TENANCY
Assured Periodic Tenancy.

TERMS
NO SMOKING

ADDITIONAL INFO
All applications for tenancy to be on a form which can be obtained from this office. 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.

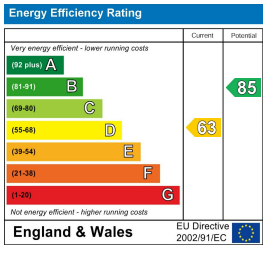
Area Map



Floor Plans



Energy Efficiency Graph



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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