

44 El Alamein Way, Bradwell, Great Yarmouth, NR31 8SY

£1,100 PCM

3 1 1 D



£1,100 PCM

44 El Alamein Way

Bradwell, Great Yarmouth, NR31 8SY

- Spacious Semi Detached Family Home
- Garage & Driveway
- Kitchen/DinerGround Floor Cloakroom/WC
- Three First Floor Bedrooms
- MORE DETAILS TO FOLLOW!!
- Popular Bradwell Location
- Spacious Living Room
- Enclosed Rear Garden
- Family Bathroom
- EPC TO FOLLOW

COMING SOON!!! A superb three bedroom semi detached family home situated in the sought after location of Bradwell, close to a wide range of local services and amenities. The property offers spacious accommodation of entrance hall, spacious living room, kitchen/dining room, ground floor cloakroom, three first floor bedrooms and first floor shower room. Outside there is a well maintained garden, a driveway providing ample off road parking and a single garage. MORE DETAILS TO FOLLOW!!







Entrance Hall

With stairs rising to the first floor landing, radiator, double glazed window to the side aspect and doors off to the cloakroom/WC and living room.

Cloakroom

Having a two piece white suite comprising low level WC, and wash hand basin with storage cupboard under, tiled floor, double glazed window to the front aspect and heated towel rail.

Living Room 13'1" max x 14'10" max (3.99 max x 4.53 max)

With a double glazed window to the front aspect. radiator and door to the kitchen/dining room.



Kitchen/Diner 9'5" x 16'5" (2.88 x 5.02)

A very nicely fitted kitchen with a comprehensive range of wall and base level storage units with work surfaces over, useful under stairs storage cupboard, integrated fridge/freezer, four ring gas hob with oven under and extractor fan over, plumbing for washing machine, inset stainless steel sink unit, French Doors giving access to the rear garden, space for table and chairs and radiator.

Landing

With doors off to all first floor rooms and a double glazed window to the side aspect.

Bedroom One 9'0" plus recess x 15'1" (2.76 plus recess x 4.61)

With a double glazed window to the front aspect, radiator and access to the roof space.

Bedroom Two 10'1" x 9'4" (3.09 x 2.86)

With a double glazed window to the rear aspect and radiator.

Bedroom Three 10'7" max x 7'2" max (3.24 max x 2.19 max)

With a built in cupboard, double glazed window to the front aspect and radiator.

Directions



Shower Room
A very nicely fitted three piece suite comprising low level WC, corner shower cubicle and wall mounted wash hand basin with cupboard under, double glazed window to the rear aspect, heated towel rail, extractor fan and tiled splash backs.

Outside
The front of the property is laid to lawn with a shingle driveway to the side providing off road parking which in turn, leads to a brick built single garage and a wooden gate to the rear. The rear garden has a large patio, perfect for entertaining, with a lawned area with well stocked beds and side door into the garage.

Garage
A brick built single garage with metal up and over door and door to the side.

Additional Information
RENT
Rent is exclusive of Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

TENANCY
Assured Periodic Tenancy

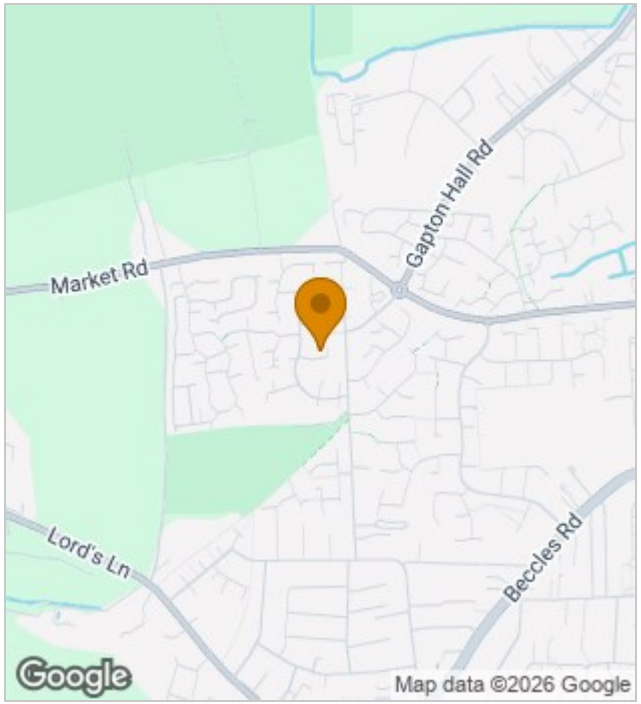
TERMS
NO SMOKING

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.

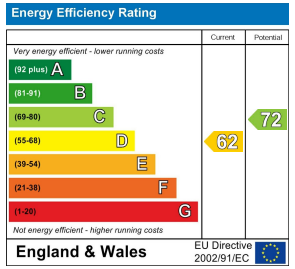
Council Tax Band
Council Tax Band- C

Floor Plans

Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Lettings Office on 01493 849111
if you wish to arrange a viewing appointment for this property or require further information.

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.
Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.