

42 Colby Drive, Bradwell, Great Yarmouth, NR31 9FT

£1,300 PCM

3 2 1 B



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42 Colby Drive

Bradwell, Great Yarmouth, NR31 9FT

- Superb Three Storey Property
- Two Bathrooms
- Highly Sought After Bradwell Location
- Off Road Parking
- Three Double Bedrooms
- Convenient For James Paget Hospital
- Well Maintained Garden
- Internal Viewing Essential



Aldreds Lettings are delighted to offer this superbly presented three storey, three double bedroom, two bathroom modern house situated in this sought after location close to local shops and within easy reach of the James Paget hospital. The accommodation comprises of an entrance hall, downstairs cloakroom, large living room, kitchen breakfast room, master bedroom with en-suite shower room, two further double bedrooms, main bathroom, private enclosed garden, driveway parking, gas central heating, double glazing, EPC Rating B, Council Tax Band C, UNFURNSIHED





Entrance Hall
Part glazed front door to entrance hall, coats hanging space.

Cloakroom
Low level WC, wash hand basin.

Living Room 14'7" x 11'10" (4.46 x 3.62)
Large living room, front aspect window, built in storage cupboard, TV point, radiator.

Kitchen/Diner 11'10" max x 8'10" max (3.62 max x 2.7 max)
Superb modern kitchen with ample storage and work surface. Appliances include gas hob, electric oven and cooker hood. Space and plumbing for appliances. Breakfast area, door to garden.

Master Bedroom 16'8" x 8'6" (5.09 x 2.61)
Double glazed window to front aspect over looking green space, , radiator, door to



Ensuite
Suite in white comprising shower cubicle, WC and wash basin. Velux window, radiator.

Bedroom 2 11'10" x 8'9" + waldrobe space (3.62 x 2.67 + wardrobe space)
Two double glazed windows to front aspect, radiator. Built in wardrobes

Bedroom 3 11'10" x 7'7" + waldrobe space (3.62 x 2.32 + wardrobe space)
Double glazed window to rear aspect over looking the garden. Built in wardrobe, radiator.

Bathroom 7'4" x 5'7" (2.25 x 1.71)
Panel bath, hand basin, low level WC, part tiled walls, heated towel rail .

Garden
Fully enclosed private rear garden.

Parking
Driveway parking for two cars. Unrestricted on street parking.

Directions



Additional Information

RENT

Rent is exclusive of Elecrticity, Gas, Council Tax, water & 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.

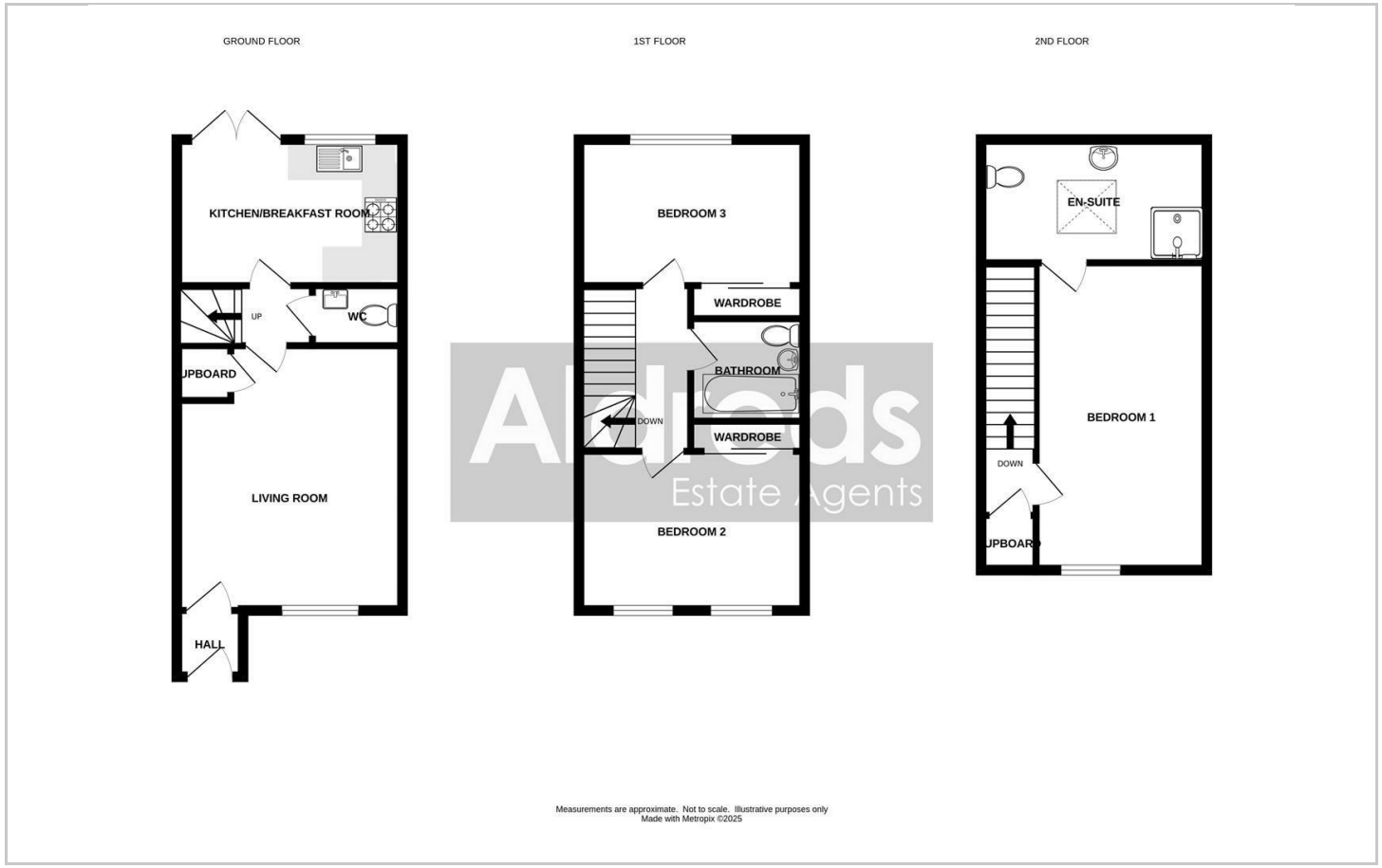
Photographs

Please be aware, the photographs were taken prior to the current tenant moving in, so may not be reflective of current condition.

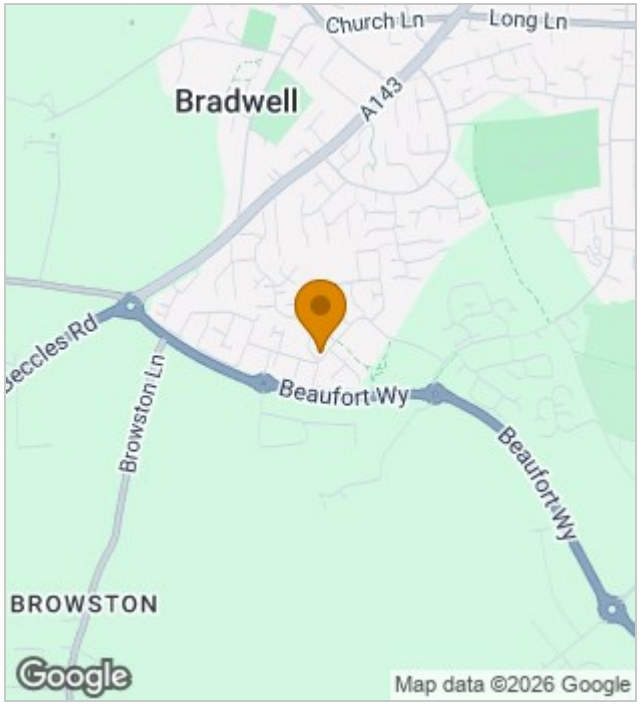
Council Tax Band

Council Tax Band- C

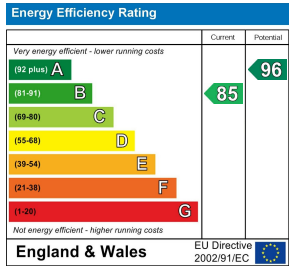
Floor Plans



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.
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