



## Wellesley Road, Great Yarmouth

£575 pcm - Tenancy Info

Energy Efficiency Rating : C

- ✓ First Floor Apartment
- ✓ Large Fitted Kitchen
- ✓ Bay Fronted Sitting Room
- ✓ One Double Bedroom
- ✓ Shower Room
- ✓ Water Included in Rent
- ✓ High Ceilings & Spacious Rooms
- ✓ Central Heating & Double Glazing

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116

**STARKINGS  
&  
WATSON**





Situated in the COASTAL TOWN of GREAT YARMOUTH, this FIRST FLOOR APARTMENT is located within a WELL MAINTAINED BUILDING, with uPVC DOUBLE GLAZING and GAS FIRED CENTRAL HEATING. With HIGH CEILINGS and spacious rooms, the property offers an OPEN PLAN bay fronted SITTING/DINING ROOM, adjacent FITTED KITCHEN, one DOUBLE BEDROOM, and spacious SHOWER ROOM. Ready to move in, the property offers pre-payment gas and electric meters, with water use included within the rent.

#### **LOCATION**

The property is situated in the heart of Great Yarmouth, situated on the East Coast of Norfolk. The town is located with excellent transport links around the county and into Norwich by both road and rail. The town offers a variety of amenities including schooling, medical services and shopping both in and out of town.

#### **DIRECTIONS**

You may wish to use your Sat-Nav (NR30 2AR), but to help you...Upon entering Great Yarmouth from the A149 roundabout passing Asda, continue over the roundabout and straight over the first set of

traffic lights. Turn left at the second set of traffic lights onto St Nicholas Road passing the supermarket, which becomes Euston Road. Turn right onto Wellesley Road, where the property can be found on your left hand side, indicated by our To Let board.

With attractive wrought iron railings to front, a footpath leads to the main communal entrance door, providing access to the main building with postal storage, doors and stairs to all flats.

Entrance door to:

#### **ENTRANCE HALL**

Fitted carpet, door to:

#### **SITTING ROOM**

15' 10" x 12' 11" Max. (4.83m x 3.94m) Fitted carpet, radiator x2, uPVC double glazed sash bay window to front, television and telephone points, coved high level ceiling, door to:

### KITCHEN

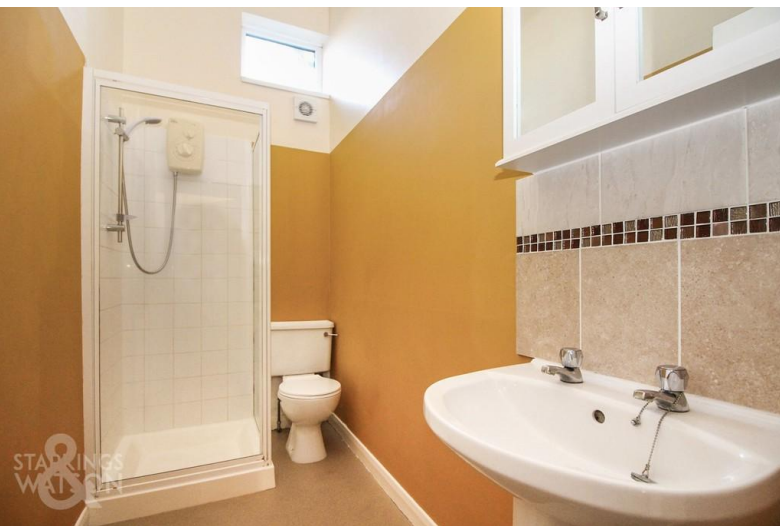
12' 11" x 6' 4" (3.94m x 1.93m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit, tiled splash backs, inset electric ceramic hob and built-in electric oven with extractor fan, wood effect flooring, space for fridge freezer and washing machine, uPVC double glazed window to front, wall mounted gas fired central heating boiler, radiator, high level ceiling.

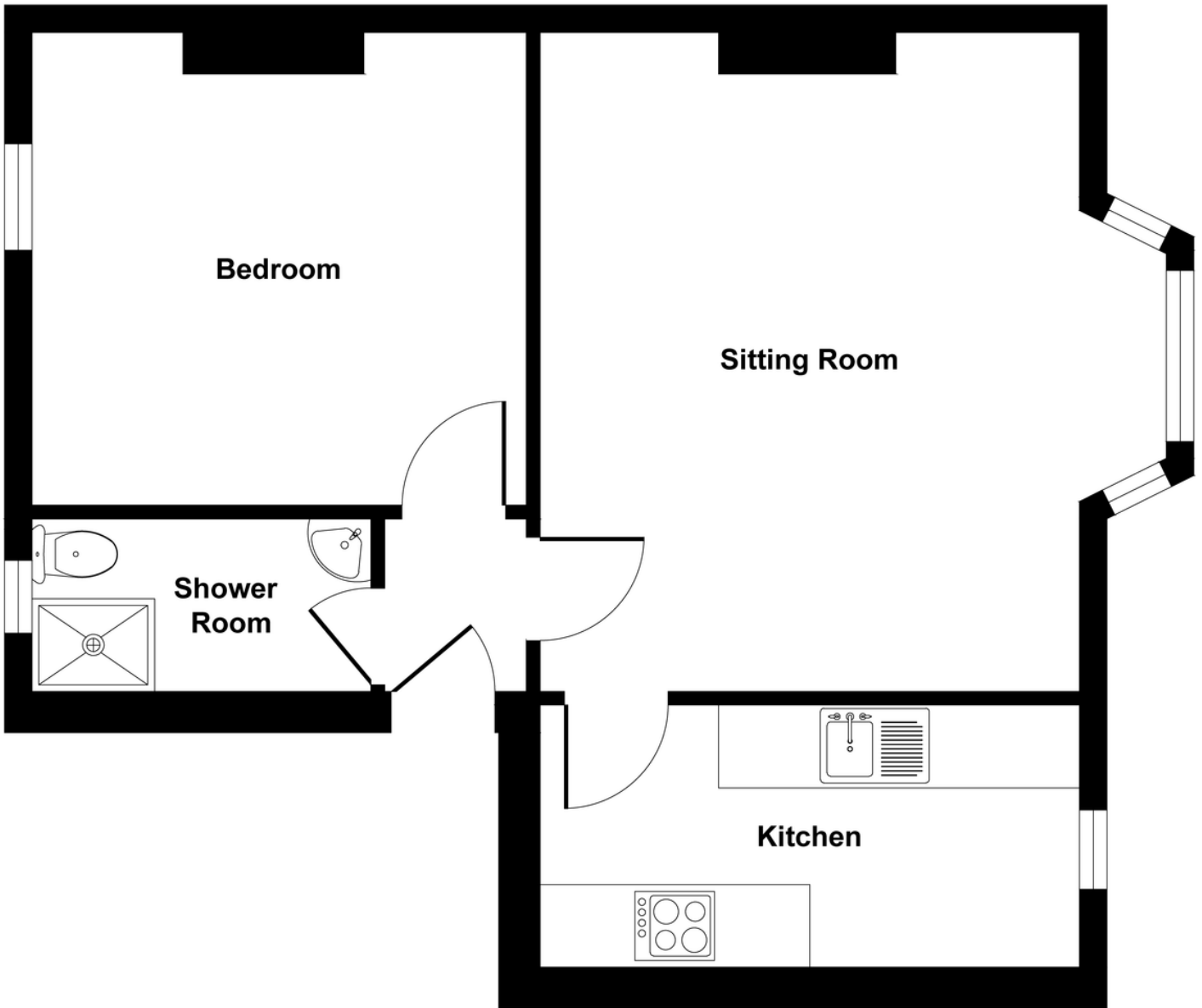
### SHOWER ROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with electric shower, tiled splash backs, vinyl flooring, uPVC obscure double glazed window to rear, extractor fan, high level ceiling.

### DOUBLE BED ROOM

11' 11" x 11' 5" Max. (3.63m x 3.48m) Fitted carpet, radiator, uPVC double glazed window to rear, cupboard housing electric fuse box, high level ceiling.





**Floor Plan**  
**Approximate Floor Area**  
**501 sq. ft**  
**(46.54 sq. m)**

**Approx. Gross Internal Floor Area 501 sq. ft / 46.54 sq. m**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

**Centralised Hub:**

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