



197 Mill Lane

Bradwell, Great Yarmouth, NR31 8HS

£950 pcm

EPC Rating D

A very well presented two bedroom detached bungalow with separate garage and driveway situated in the heart of Bradwell within close proximity to a local supermarket, pharmacy and doctors' surgery.

ENTRANCE HALL

fitted carpet; radiator; telephone point; airing cupboard.

CLOAKROOM

carpet; radiator; small hand wash basin; low level wc.

KITCHEN

15' 10" x 8' 5" (4.85m x 2.58m) vinyl flooring; white contemporary style wall and base units; integrated cooker, electric hob and extractor fan; stainless steel sink unit with integrated draining board; space for dishwasher, washing machine and fridge freezer; two UPVC windows; UPVC door; radiator.

LOUNGE / DINING AREA

18' 6" x 19' 4" (5.64m x 5.91m narrowing to 3.87m) carpet; radiator; electric fire with marble and wood effect surround; large UPVC patio doors; small bay window.

BEDROOM 1

10' 0" x 9' 4" (3.07m x 2.85m) carpet; radiator; UPVC window; built in wardrobe.

BEDROOM 2

10' 4" x 9' 1" (3.15m x 2.79m) carpet; radiator; UPVC window; built in wardrobe.

SHOWER ROOM

5' 7" x 7' 1" (1.71m x 2.16m) vinyl flooring; wall mounted electric shower; UPVC frosted window; radiator; low level wc; hand wash basin.

OUTSIDE

To the front of the property there is a driveway leading to a single detached garage with small grassed area and footpath to front door. To the rear there is a grassed garden with patio, flowerbeds to borders and a separate space for a shed.

VIEWINGS

Strictly by appointment with the letting agents, BYCROFT LETTINGS, tel: 01493 844489.

COUNCIL TAX

The property is currently listed as Band C.



14 Regent Street
Great Yarmouth
Norfolk
NR30 1RN

www.bycroftestateagents.co.uk
01493 844489
mw@charlesbycroft.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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