

£1,200 pcm



[View this property on one-estates.co.uk](https://www.one-estates.co.uk)

17 Chestnut Avenue Bradwell, NR31 8PL

- SUBSTANTIALLY EXTENDED
- THREE DOUBLE BEDROOMS
- AMPLE DRIVEWAY
- EPC C
- CHALET STYLE BUNGALOW
- FRESHLY DECORATED THROUGHOUT
- GROUND FLOOR MASTER BEDROOM
- MODERN FITTED KITCHEN DINER
- SHOWER & BATHROOMS
- PLEASANT LOCATION

ACCOMMODATION

Entrance Hall

Through the modern front door into the Hall. Laminate is laid to floor, the 'combi' boiler is housed here along with plenty of storage and doors lead off to the Shower Room, Bathroom, Kitchen Diner and...

Lounge 6.95m x 3.82m (22' 10" x 12' 6") narrowing to 3.00m

Your huge Lounge features two uPVC sealed unit double glazed window, two radiators, fireplace, wood laminate underfoot and the carpeted stairs lead up to all first floor rooms. A handy storage cupboard is located under the stairs and a door leads you into your ...

Master Bedroom 3.82m x 3.80m (12' 6" x 12' 6") into bay 3.82m x 3.80m (12' 6" x 12' 6") into bay

Located at the front, this versatile room features a large bay housing uPVC sealed unit double glazed windows, a radiator and fitted carpet.

Kitchen Diner 5.70m x 3.34m (18' 8" x 10' 11") plus entrance

You're now in the extended part of the house in this huge Kitchen Dining Experience. On the Kitchen side, a range of base and wall units are fitted to two walls complete with 'cathedral' style doors and drawers with a roll edge worktop over. Ample space is provided for your cooker, automatic washing machine and fridge while a sink and drainer are located under the uPVC sealed unit double glazed window. There's a radiator, vinyl floor covering and on the dining side uPVC french doors lead you out to the rear Garden. A wonderful room for entertaining.

Bathroom 1.85m x 1.58m (6' 1" x 5' 2")

The fully tiled Bathroom features a suite comprises of a panel bath with shower over, pedestal sink and low level WC. There's a heated towel rail radiator, vinyl underfoot and 'velux' rooflight.

Shower Room 1.84m x 1.67m (6' x 5' 6")

This very handy extra Shower Room features a shower cubicle, vanity sink and low-level loo plus a heated towel rail radiator and vinyl floor covering.

FIRST FLOOR

At the top of the stairs your carpeted Landing gives access to both first floor Bedrooms.

Bedroom 2 14' 7" x 11' 1" (4.45m x 3.37m)

There's a new uPVC sealed unit double glazed window, fitted carpet, radiator and a door giving access to huge Eaves Storage.

Bedroom 3 2.63m x 2.96m (8' 8" x 9' 9")

The smallest of the three is still a good size double and also features a new uPVC sealed unit double glazed window, fitted carpet, radiator and a door giving access to huge Eaves Storage.

OUTSIDE

Front Garden & Driveway

Ample space is provided for parking several vehicles on the driveway.

Rear Garden

Enclosed by fence, this pleasant enclosed rear Garden features a lawn, patio and large timber shed.

Council Tax

Great Yarmouth Borough Council Band C

Terms of Tenancy

TENANCY: The property is offered on an assured shorthold letting agreement for a period of six months thereafter to continue on a month to month basis.

RENT: £1,200.00 per month payable in advance. Tenant to pay for electricity, gas (if appropriate), council tax, water and sewage rates, telephone (if appropriate).

DEPOSIT: In addition to paying the rent, the tenants are required to place a sum of £1,300.00 deposit with One Estates to be held by Tenancy Deposit Protection throughout the duration of the tenancy. On vacation, the deposit will be returned less any deduction from shortages of rent, damage or any items missing from the inventory.

OCCUPATION: Applications for tenancy are subject to the approval of the owners of the property. Applications will be forwarded by One Estates, for approval, together with references received.

SUMMARY OF MONIES REQUIRED TO COMMENCE TENANCY:

First months rent in advance	£1,200.00
Deposit	£1,300.00
Total:	£2,500.00

HOLDING DEPOSIT: In order to secure a property and remove it from the market while One Lets completes your application and obtains your references, a Holding Deposit equivalent of one weeks rent (£275.00) will be payable to One Lets before the application can be completed.

Listed below are grounds on which the holding deposit is not refundable: 1. If you the tenant pulls out of the tenancy before the contracts are signed. 2. If you the tenant fails a Right to Rent check. 3. If you the tenant provides false or misleading information - this does not mean failing referencing. If you the tenant provides completely accurate information, but still fails referencing, that will be classed as the landlord or agent pulling out. However, if you have actively provided false information and we can prove you have, we can withhold the holding deposit. 4. If you the tenant doesn't enter the agreement by the deadline. 5. If you the tenant are dragging your feet and not responding to emails, not giving the referencing agency what they need for longer than 15 days, you will also forfeit your holding deposit and the property will be re-advertised.

HOW TO RENT GUIDE: This is a Government Checklist for renting in England. It contains useful information and when renting a property, we would recommend you downloading this document from their website and reading through this, you will find it very useful. We are compliant with all the legislation within this document.

VIEWING: The property may be viewed by contacting One Lets, Beacon Innovation Centre, Gorleston, Norfolk, NR31 7RA. Telephone: 01493 658854.

N.B. If payment is made by cheque, time must be allowed for clearance before occupation can commence.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISEDDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

BEAUTIFULLY PRESENTED 3 BED CHALET STYLE BUNGALOW in a SOUGHT AFTER LOCATION in BRADWELL

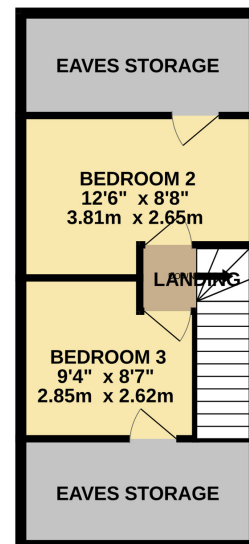
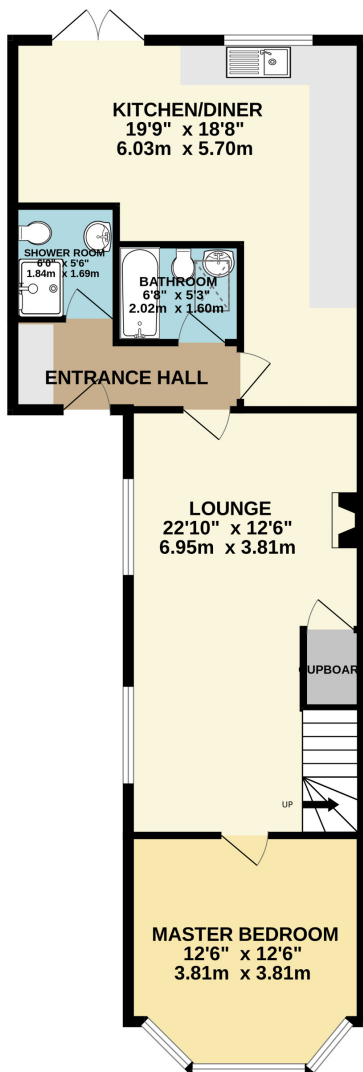
We are delighted to offer for rent this substantially extended two storey Bungalow in a sought after location. Freshly decorated throughout with many new upgrades, your accommodation comprises of a good sized Lounge, bay fronted Master Bedroom, contemporary Kitchen Diner, Bathroom and separate Shower Room on the ground floor, while upstairs two further double Bedrooms and huge eaves storage. All this with the creature comforts of gas central heating and double glazing, the property is vacant and ready for immediate tenancy.

FRESHLY DECORATED THROUGHOUT | QUALITY FLOOR COVERINGS | SUBSTANTIALLY EXTENDED

LOCATION AND AMENITIES

Chestnut Avenue links Long Lane and Crab Lane in the popular neighbourhood in Bradwell to the west of the seaside town of Gorleston on Sea. With Great Yarmouth 2 miles east, Lowestoft 5 miles south, this is a wonderful location to reside. Local amenities such as the James Paget hospital, good schools, a superb public transport network and the bustling High Street are all nearby.

Contact: The 'ONE LETS' Team | Phone: 01493 658854 | Email: info@one-estates.co.uk



17 CHESTNUT AVENUE, BRADWELL

TOTAL FLOOR AREA : 1155 sq.ft. (107.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023