



Wellesley Road, Great Yarmouth

£550 pcm - Tenancy Info

Energy Efficiency Rating : C

- ✓ Ground 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





Situated in the COASTAL TOWN of GREAT YARMOUTH, this GROUND 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 a LARGE FITTED KITCHEN, sitting room with BAY WINDOW, one DOUBLE BEDROOM, and functional 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:

KITCHEN/DINING ROOM

15' 10" x 11' 9" Max. (4.83m x 3.58m) 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, space for electric cooker, wood effect flooring, space for fridge freezer and washing machine radiator, wall mounted gas fired central heating boiler, cupboard housing electric fuse box, smooth high level ceiling, doors to:

SHOWER ROOM

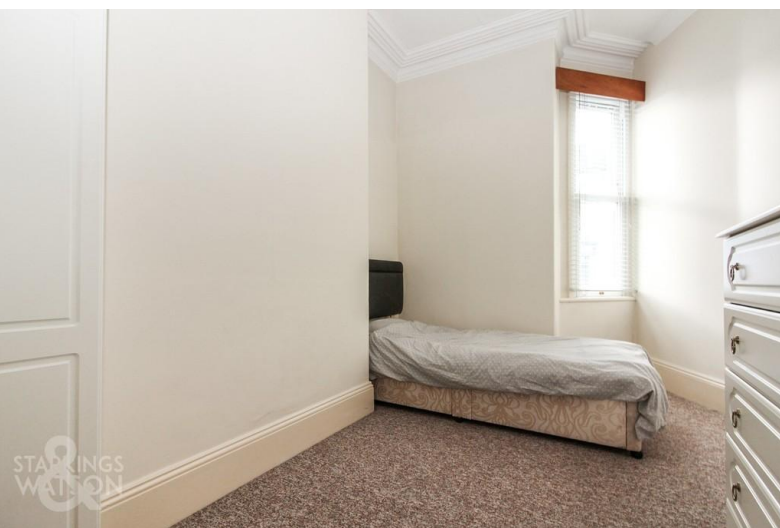
Three piece suite comprising low level W.VC, wall mounted hand wash basin, shower cubicle with electric shower, 'Aqua board' splash backs, vinyl flooring, radiator, smooth ceiling with extractor fan.

SITTING ROOM

16' x 9' Max. (4.88m x 2.74m) Fitted carpet, radiator, uPVC double glazed window to front, coved ceiling, door to:

DOUBLE BED ROOM

12' 10" x 8' 4" (3.91m x 2.54m) Fitted carpet, radiator, uPVC double glazed window to front, coved ceiling.





Floor Plan
Approximate Floor Area
429 sq. ft
(39.85 sq. m)

Approx. Gross Internal Floor Area 429 sq. ft / 39.85 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 and 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