

£925 pcm



Great Court

Norfolk, NR30 3JU

- Beautifully presented throughout
- Situated on stunning private grounds
- Off road parking
- 3 Separate bedrooms
- EPC: E53
- Open plan kitchen diner
- Close to local amenities
- Sizeable rear garden
- Period features throughout
- Separate entrance hall

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**PAUL
HUBBARD**



ENTRANCE HALL

Timber entrance door to front aspect, carpet flooring, dado rail, radiator, doors opening to kitchen diner, WC and sitting room, stairs to first floor landing.

WC

Carpet flooring, toilet, vanity unit with inset hand wash basin.

KITCHEN/DINER

13'1" x 9'10"

Timber sash window to front aspect, exposed wood flooring, dado rail, radiator, enclosed gas boiler, units above and below, solid oak work surfaces, ceramic sink with drainer, integrated oven, 4 ring gas hob, extractor fan, space for washing machine, fridge and freezer. Folding doors to the sitting room.



SITTING ROOM

17'0" x 10'2"

Timber sash window with secondary glazing and timber door to rear aspect opening into the garden, exposed wood flooring, x2 radiators, cast iron fireplace, doors opening to storage cupboards and entrance hall.

FIRST FLOOR LANDING

Carpet flooring, loft hatch, dado rail, radiator, doors opening to airing cupboard, bathroom and bedrooms 1-3.



BATHROOM

8'2" x 5'10"

Timber sash window to front aspect with secondary glazing, wood effect laminate flooring, part tile walls, toilet with hidden cistern, inset wash basin, heated towel rail, p-shape bath with mains fed power shower above.

BEDROOM 1

10'5" x 10'2"

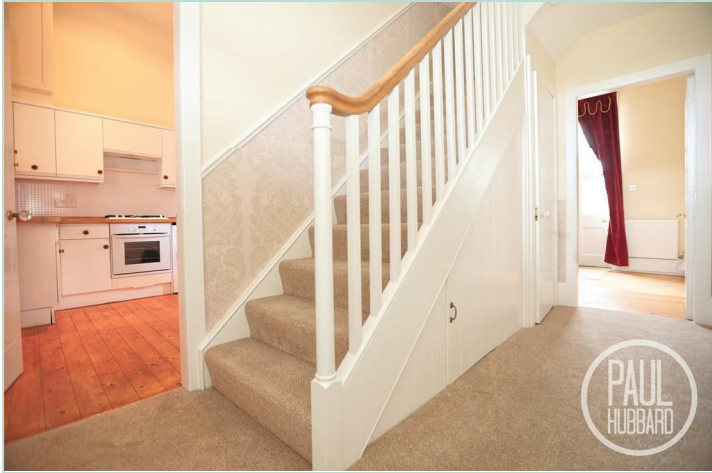
Timber sash window to rear aspect with secondary glazing, radiator, exposed wood flooring.



BEDROOM 2

9'6" x 8'10"

Timber sash window to front aspect with secondary glazing, radiator, exposed wood flooring.



BEDROOM 3

10'5" x 6'6"

Timber sash window to rear aspect with secondary glazing, radiator, exposed wood flooring and built in clothes rail.

OUTSIDE

Entry can be made either via the front of the property through the main communal grounds or to the rear of the property where off road parking can also be located.

The rear garden features a patio pathway which houses a timber garden shed and walkway to a sizeable laid lawn with plant and shrub borders and additional patio alfresco dining area, all fully enclosed within a timber fence surround.

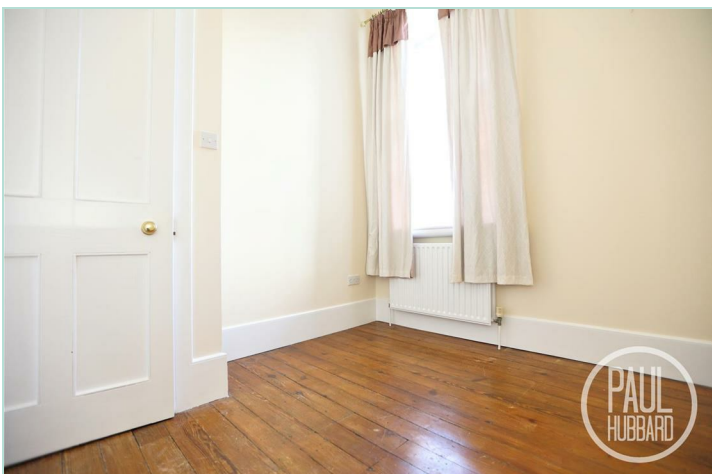
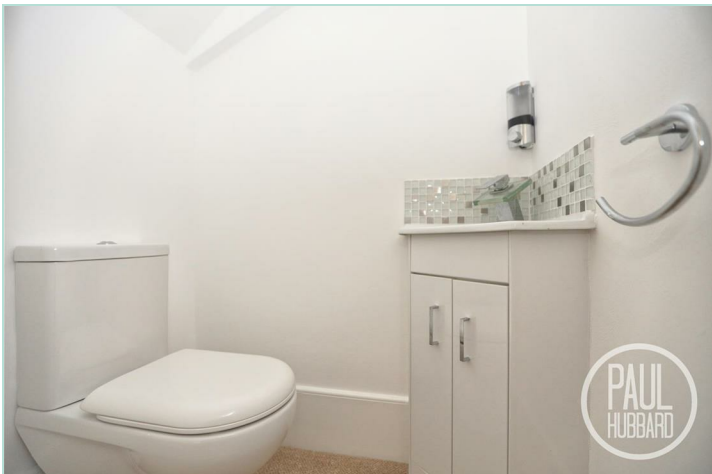
AGENT NOTE

If you are interested in applying for this property there is a simple process

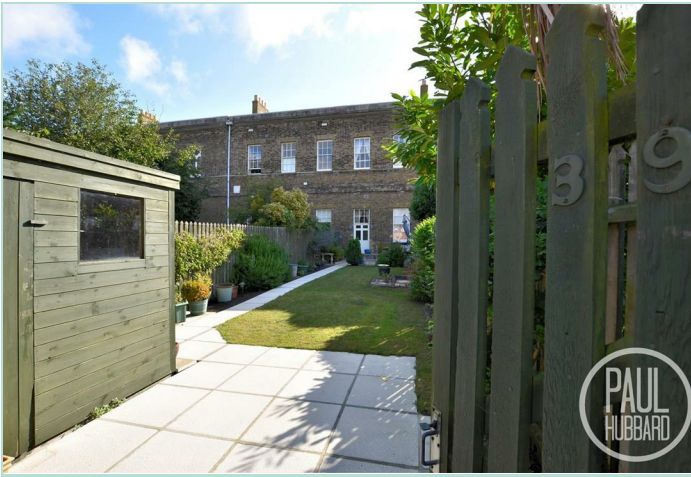
- 1) Submit an application form to the office
- 2) Upon successful application you will be asked to pay your deposit
- 3) Once references pass you will be asked to pay your first months rent in advance
- 4) Then we can move you into the property!

*Deposit - Deposit is usually 5 weeks rent.

**Guarantor - A guarantor is required if your earnings don't match affordability, you are lacking a previous landlord reference or if you have had previous bad credit.



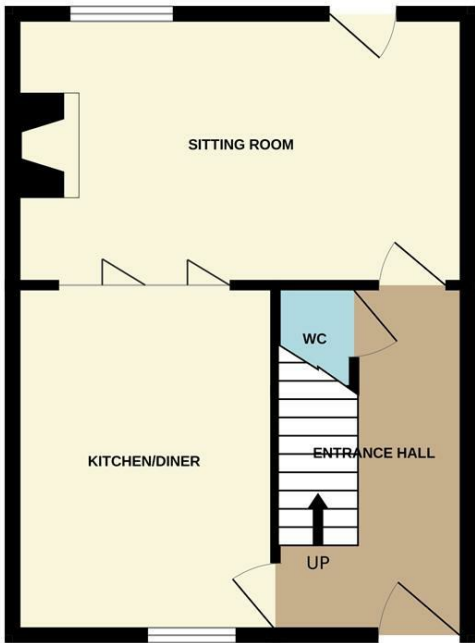




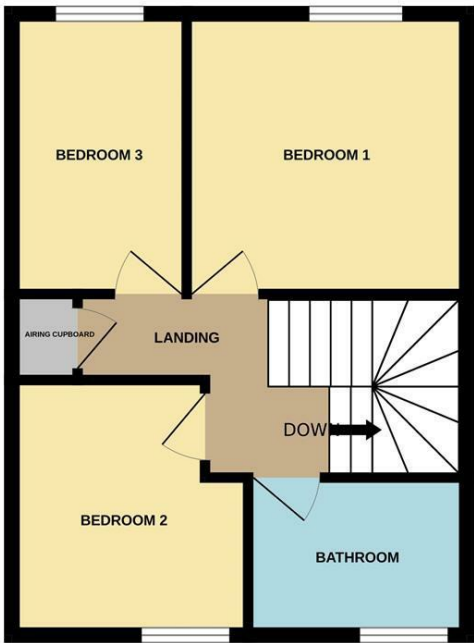
Council Tax Band: C
EPC Rating:
Local Authority: Great Yarmouth Borough Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 785 sq.ft. (73.0 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.
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