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£1,100 Per
Per Calendar Month

Suffield Road

Gorleston, NR31 7AL

- Three bedroom mid terrace home
- Fully enclosed garden to the rear
- Newly decorated throughout
- Spacious open-plan lounge/diner
- New appliances
- Ground floor bathroom
- Gas central heating
- UPVC double glazing throughout
- Close to local amenities & shops
- Close to public transport links

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Location

This home is located in the popular seaside town of Gorleston-on-Sea, known for its gorgeous stretches of sandy beaches. With Great Yarmouth 4 miles north, Lowestoft 5 miles south making Gorleston an idyllic location to reside. Local amenities such as the James Paget hospital are nearby, a park, range of schools, various public houses, restaurants, retail outlets, doctors and dental practices and Norfolk's superb public transport network.

Entrance Porch

1.24m x 0.92m

Entrance door to the front aspect, x2 UPVC double glazed obscure windows to the front & side aspect, tile flooring and a door opens to the lounge/diner.

Open-plan Lounge/Diner

7.71m x 3.68m

x2 UPVC double glazed windows to the front and rear aspect, laminate flooring, x2 radiators, under-stair storage cupboard, stairs leading to the first floor landing and a door opens into the kitchen.

Kitchen

3.90m x 2.45m

UPVC double glazed window to the side aspect, tile flooring, units above and below, laminate work surfaces, composite sink & drainer with mixer tap, new integrated double oven/ grill, fridge-freezer, new dishwasher, wine cooler, washing machine and tumble dryer, electric hob, extractor fan, unit (housing the gas combi boiler) and a door opens to the rear lobby.

Rear Lobby

1.78m x 0.83m

Tile flooring, radiator, built-in storage cupboard and doors opening to the bathroom & out to the rear garden.

Bathroom

2.24m x 2.05m

UPVC double glazed obscure window to the rear aspect, tile flooring, part-tiled walls, radiator, suite comprises a toilet, pedestal wash basin with a mixer tap, a panelled bath with a mixer tap, a mains-fed shower set above and a built-in storage cupboard.

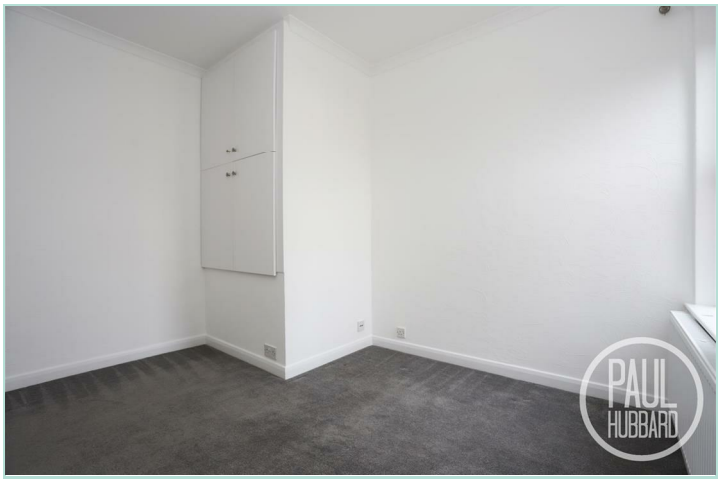
Stairs leading to the first floor landing

Laminate flooring and doors opening to bedrooms 1-3.

Bedroom 1

3.64m x 3.24m

UPVC double glazed window to the front aspect, carpet flooring and a radiator.



Bedroom 2

3.38m x 2.80m

UPVC double glazed window to the rear aspect, carpet flooring, radiator and a built-in storage cupboard.

Bedroom 3

3.86m x 2.42m

x2 UPVC double glazed windows to the side and rear aspect, carpet flooring and a radiator.

Outside

To the front, the property boasts a welcoming approach with gated access opening to a paved pathway which leads to the main entrance door. The front garden features a low-maintenance pebbled area and if fully enclosed by a brick wall surround.

The fully enclosed rear garden features a paved area leading to artificial lawn, complemented by plant beds and a patio space, perfect for outdoor enjoyment. An outdoor tap adds practicality along with gated access at the rear.

Application process

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!

Application fees

PLEASE NOTE: In order to meet the affordability criteria for this property, potential tenants must have an income of 2.5x the monthly rent (this can be a combined income if more than 1 tenant).
*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. Your guarantor must have an income of 3x the monthly rent

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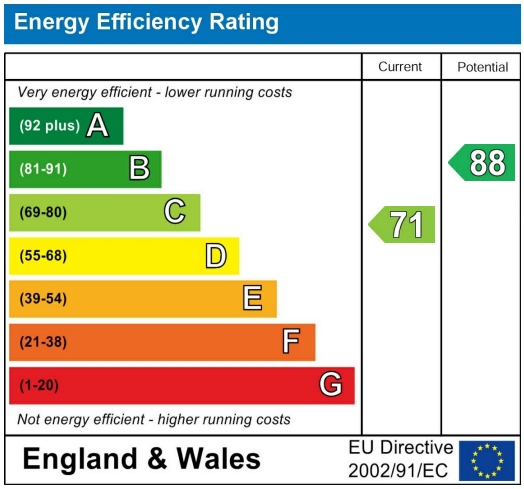
Council Tax Band: B
EPC Rating: C
Local Authority: Great Yarmouth Borough Council



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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