



## PALGRAVE ROAD, GREAT YARMOUTH, NR30

### £895 PCM

Fully re-furbished 3 bed Victorian mid-terrace property, set in the quieter location of the north of Great Yarmouth, in the popular Newtown area.

- Council Tax Band A
- Damage deposit £1030
- Holding Deposit £205
- EPC = C
- Newly decorated
- 3 Bedroom Victorian terrace
- Bathroom with shower over bath
- Dining room

Fully re-furnished 3 bed Victorian mid-terrace property, set in the quieter location of the north of Great Yarmouth, in the popular Newtown area.

Sitting room 11'8" x 11'1" (3.56m x 3.38m)

Front entrance door, window to front, fitted net curtain and pair of curtains, decorative fireplace and radiator.

Rear Hall

Stairs to first floor.

Dining room 11'1" x 10'11" (3.38m x 3.33m)

Window to rear, fitted curtains, radiator and understairs storage cupboard and wood effect flooring.

Kitchen 10'9" x 6'7" (3.28m x 2.01m)

Range of fitted base and wall units, work surfaces, inset 1 ½ bowl sink unit, fitted electric oven, hob and extractor hood. Window to side, fitted blind, rear door, wall mounted boiler, space and plumbing for washing machine, space for under-counter fridge, vinyl flooring.

Bathroom 6'7" x 5'6" (2.01m x 1.68m)

White suite, comprising panelled bath with shower over, low level WC, basin, opaque window to side, heated towel rail, wall mounted medicine cabinet, extractor fan and vinyl flooring.

First Floor Landing

Bedroom One 11'1" x 9'4" (3.38m x 2.84m)

Window to front, fitted curtains, fitted single wardrobe, decorative fireplace and radiator.

Bedroom Two 11'1" x 11'0" (3.38m x 3.35m)

Window to rear, fitted curtains, fitted single wardrobe, decorative fireplace and radiator.

Door to ....

Bedroom Three 10'8" x 6'6" (3.25m x 1.98m)

Window to rear, fitted curtains, fitted single wardrobe and radiator.

Outside

Small yard with shed and pedestrian access gate leading to right of way at the rear.

Agent's note

No Smokers, No Pets.

Great Yarmouth Borough Council Tax Band A - £1,536.75

EPC - C

Available for a long term let with an initial 12-month tenancy.

Holding deposit: £200

Damage Deposit: £1005

Viewings - Strictly by appointment with Kings & Co Lettings

The rent does not include payment to service providers in respect of utilities, communication services, TV licence and council tax.

For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker

References are undertaken by an external referencing agency and are subject to a minimum 3 day turnaround. The tenancy will not commence until we have received satisfactory references.

All adults wishing to live at the property will be named on the Tenancy Agreement. The Tenancy Agreement will provide for all persons under the tenancy to be joint and severally liable for the covenants contained therein.

We endeavour to make our property details accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective renters only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Council Tax Band: A (Great Yarmouth Borough Council )

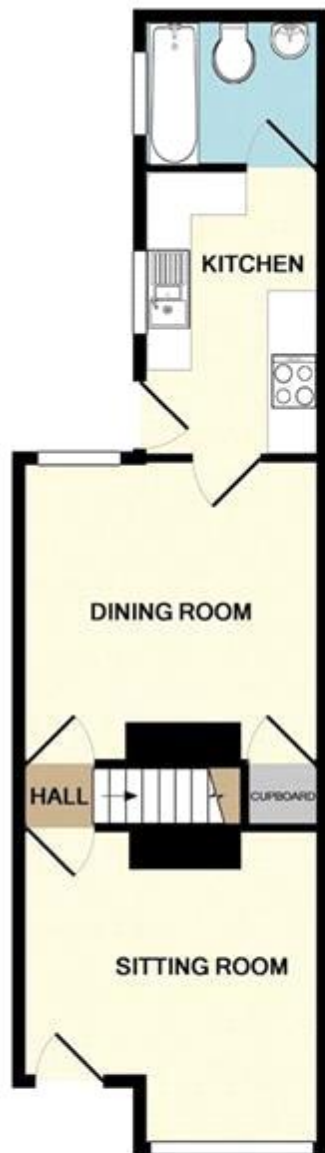
Deposit: £1,030

Holding Deposit: £205

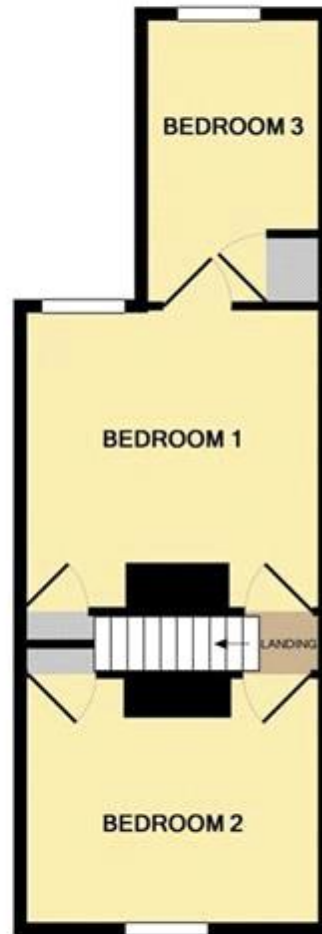
Garden details: Private Garden







GROUND FLOOR  
APPROX. FLOOR  
AREA 361 SQ.FT.  
(33.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 308 SQ.FT.  
(28.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 669 SQ.FT. (62.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	<b>90</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	<b>71</b>
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.