



## MORLEY CRESCENT, BRADWELL

### £1,225 PCM

Two Bedroom + Study room, unfurnished family home ideally situated in the popular village of Bradwell, Norfolk, offering modern living accommodation with easy access to local amenities, schools and transport links into Great Yarmouth and surrounding areas.

Two Bedroom + Study room, unfurnished family home ideally situated in the popular village of Bradwell, Norfolk, offering modern living accommodation with easy access to local amenities, schools and transport links into Great Yarmouth and surrounding areas.

This property comprises of:-

**Entrance Hallway** Upon entry, you are welcomed into the hallway, finished in neutral décor with wood-effect flooring, providing access to the main living areas and stairs to the first floor.

#### Lounge

A well-sized lounge finished in neutral décor with wood-effect flooring, featuring a window to the front aspect and ample space for lounge furniture.

#### Open-Plan Kitchen/Diner

A modern and spacious open-plan kitchen/dining area, finished with contemporary white wall and base units and wood-effect worktops. The kitchen is fitted with an integrated oven, hob and extractor hood, with space for additional appliances. This bright living space benefits from French doors opening onto the rear garden, allowing plenty of natural light and offering an ideal space for dining.

#### Ground Floor WC

Fitted with a modern two-piece suite comprising WC and wash hand basin, finished with neutral décor and wood-effect flooring.

#### First Floor Landing

Providing access to all bedrooms and the family bathroom and airing cupboard space.

#### Bedroom One

A generously sized double bedroom featuring neutral décor and carpet, with a window to the front aspect, a built-in wardrobe, and the added benefit of a modern en-suite shower room.

#### En-Suite

Fitted with a single walk-in shower cubicle, WC and wash hand basin. Finished with beige square tiling surrounding the shower area and above the wash basin, complemented by brown wood-effect flooring.

#### Bedroom Two

A further well-proportioned double bedroom, also finished with neutral carpet and décor.

#### Bedroom Three

A third bedroom, ideal as a nursery or home office. Fitted with neutral décor and carpet. Window to rear aspect.

#### Family Bathroom

Fitted with a modern suite comprising a bath, WC and wash basin. Finished with contemporary square tiling and vinyl flooring.

#### Outside

The property benefits from a private rear garden laid predominantly to lawn with a small patio area.

Allocated parking available with EV charging

Available now

Tax Band: TBC

EPC = TBC

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

Viewings - strictly by appointment with Kings & Co Lettings

References are undertaken by an external referencing agency and are subject to a minimum of 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: TBC (Great Yarmouth Borough Council )

Deposit: £1,470

Holding Deposit: £293

Parking options: Off Street

Garden details: Enclosed Garden, Rear Garden





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.