

# LARKES

**FREDRICK ROAD**  
GORLESTON  
GREAT YARMOUTH, NR31 8BN

**£650 pcm** Unfurnished  
Available: Available Now



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**FREDRICK ROAD | GORLESTON**  
**£650 pcm Unfurnished**

Well presented VICTORIAN HOME located close to the Gorleston High Street. The property benefits from gas central heating and has been newly refurbished. Accommodation - Hall, Sitting Room, Lounge/Diner, Kitchen, Lobby, Three Bedrooms, and Bathroom.

**DESCRIPTION**

A characterful three-bedroom Victorian property with south facing garden, conveniently located close to Gorleston High Street and surrounding schools.

The house is fronted by a walled yard. A footpath leads to the front door of the property. Once inside, an entrance hall gives access to the living room, newly refurbished with electric fireplace and natural light through the large bay fronted window. The hallway then opens up to the dining room and newly installed kitchen. The kitchen features fitted cabinetry comprising base units with cupboards and drawers, laminate worktop surfaces, inset stainless steel sink with drainage board and mixer tap, built in electric oven. To the back of the kitchen there is a plumbed utility area. This then opens up to the bathroom with a white suite consisting of a pedestal wash basin, panel bath and close coupled WC.

Upstairs there are three bedrooms all accessed from a central landing, all the bedrooms have been newly carpeted and decorated throughout.

Externally the property features a south facing Garden, laid to lawn with patio area, perfect for summer BBQ's.

The gas combination boiler is newly installed and the property benefits from uPVC double glazed.

Please view the floor plan for room dimensions.







### LOCATION

Gorleston-on-Sea lies just to the south of Great Yarmouth, it has its own huge bay and riverside and a stunning sandy beach stretching into the distance below cliff gardens and the grand promenade. The glorious beach is a firm favourite with locals and visitors for lazy days in the sun, it's also one of the best destinations in the Greater Yarmouth area for those seeking adventure if surfing or body-boarding is your preferred seaside activity.

Located in the heart of Gorleston-On-Sea, the property benefits from easy access to schools & colleges, a regular bus service, High Street amenities and nearby supermarkets.

### FEES

An application fee is payable prior to processing. Fee to cover administration and referencing charges as follows:

First Applicant £100 inc VAT  
For Each Additional Applicant £60 inc VAT  
Guarantor Reference No Charge  
(Application fees are non-refundable)

Upon receipt of satisfactory references - No further tenant charges are made in the preparation of the lease. However, on acceptance 50% of the first month's rent is to be paid as a holding deposit which is non-refundable if you withdraw from the tenancy.

NB - Tenants may incur additional charges if they breach the terms of their tenancy agreement; in extreme cases failure to comply with lease obligations can lead to eviction.

### AT A GLANCE:

Property: Mid Terraced House, Three Bedrooms

Approximate Floor Area: 842 sq ft (78 sq m)

Heating: Gas Central Heating

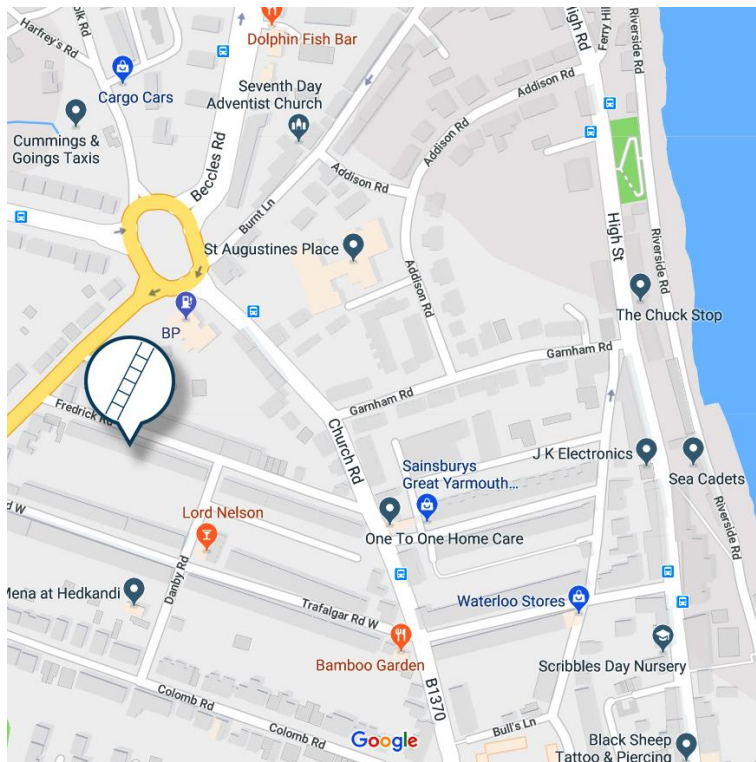
Restrictions: No Pets & No Smoking

Deposit: £650

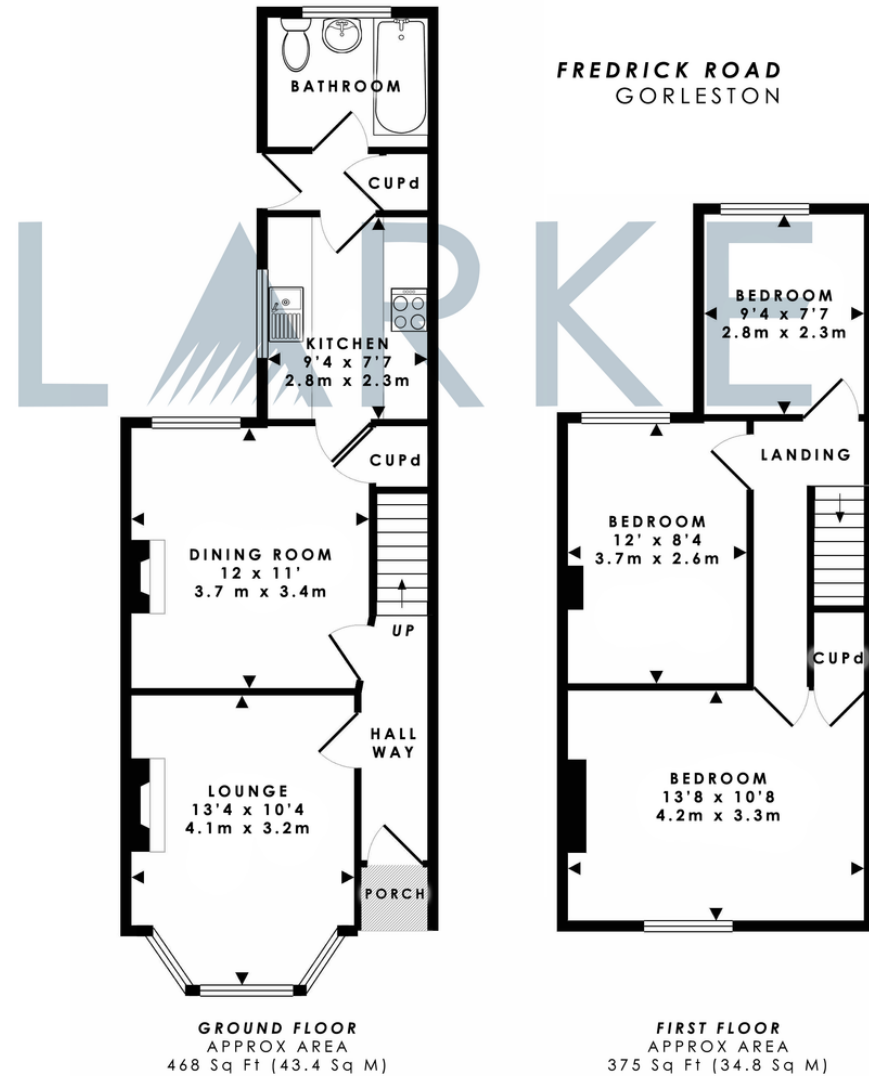
Energy Rating: TBC

Local Authority: GYBC

Council Tax Band: B (£1,257)



NOTE: Larkes Estate Agents for themselves and for the vendors or lessees of this property whose agents they are give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given, without responsibility and intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Larkes Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



### TOTAL APPROXIMATE FLOOR AREA 842 Sq Ft (78.3 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