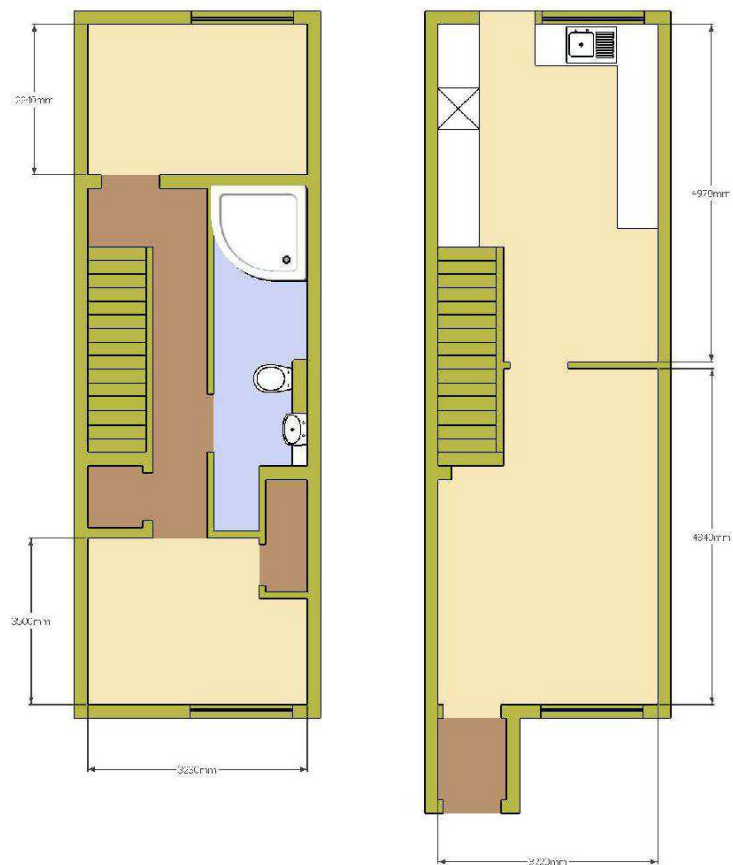


Olivers

Floor plan:



Total Floor area: 62.00m²

All information including prices, photographs, drawings and details contained in these particulars are issued in good faith and must only be used as a guide not forming part of any offer or contract. The Agent/Vendor/Landlord accepts no responsibility for misrepresentations. Prospective purchasers/tenants must themselves verify the statements contained and contact this office for clarification if required. All room measurements provided are approximate and must not be used for the purposes of ordering of carpets, furniture or any other materials, other measurements of particular interest should be independently verified. No service, equipment or appliance contained in this property has been tested; accordingly applicants are advised to commission their own survey/report prior to placing an offer.

Olivers

A well presented Victorian mid terrace house, close to the town centre with good sized living space. Two bedrooms and a family sized bathroom



£495 pcm

Gresham Road, Beccles, Suffolk, NR34 9QN

- Two bedrooms
- Mid terrace House
- Off Landing bedrooms
- Double glazed windows
- Bisected rear garden
- Electric storage heaters
- Upstairs bathroom
- To Let - Unfurnished
- Available: 02/04/16

Tel: 01502 470 193 Fax: 01502 710 121 info@olivers.co.uk

Website: www.olivers.co.uk

DIRECTIONS:

From Beccles train station head west on Station Road toward George Westwood Way / A145, take the first right onto George Westwood Way / A145, take the first left onto Gresham Road, No 8 is on the right hand side after approx 150ft.

LOCALITY:

Beccles is an attractive market town situated in the heart of the Waveney Valley located between Bungay and Lowestoft with a charming range of shops in the centre of town. Attractions include the river Waveney at Beccles Quay and the local Museum is said to be one of the finest for miles around. A well equipped harbour complete with Tourist Information Centre and children's play area makes Beccles an attractive place to live.

ACCOMODATION:

ENTRANCE PORCH

Opaque UPVC front door, tiled floor, opaque window looking out to front garden, door leading to:

LIVING ROOM: 15' 10" x 10' 6" (4.84m x 3.22m)

Fitted carpets, double glazed window to front aspect, storage heater, feature fireplace, under stairs storage cupboard, door leading to;

KITCHEN DINER: 16' 3" x 9' 2" (4.97m x 2.80m)

Wall and base mounted hand painted kitchen units with roll top worktops, extractor fan, window to rear aspect, tiled floor, s/s sink with mixer tap, plumbing for washing machine, cooker point, and space for fridge.

STAIRS/LANDING:

Fitted carpets, smoke detector, above stairs storage cupboard, storage heater, landing area with independent access to the following rooms;

MASTER BEDROOM: 11' 5" x 10' 7" (3.50m x 3.23m)

Built in wardrobe, storage heater, fitted carpets, and window to front aspect,

BATHROOM:

Triton T80i Electric shower over corner bath with acrylic panel, hand basin, wall mounted Power Flex electric heater, tiled splash back surround, airing cupboard, Velux window, shaver point, Manrose extractor

BEDROOM TWO: 9' 2" x 7' 4" (3.23m x 2.24m)

Fitted carpets, storage heater, double glazed window to rear aspect.

GARDEN:

Front: Set back from the pavement with a path leading to front porch.

Rear: Bisected garden laid mostly to grass with sheds at the end.

PROPERTY OFFERED:

To let unfurnished on an Assured Shorthold Tenancy for an initial term of 6 months (with the view of extending) at a rent of 495 per calendar month.

- Terms of Tenancy: Please contact us before viewing for full details of our fees.
- Viewing arrangements: Strictly by appointment with Agent
- Service availability: Mains water, drainage, and electricity connected
- Local Authority: Waveney District Council - 01502 562 111
- Council tax: Band - "A" 2015/2016

AGENCY CHARGES:

All charges are Inclusive of vat (where applicable) and non refundable

- Credit Check/Reference: £50 (Per person)
- Right To Rent Check: £10 (Per person)
- Guarantor check (If required): £50 (Per person)
- Administration Fee: £150 (Per property)
- First months rent: £495 (Payable in advance each month)
- One months deposit: £495 held by the Deposit Protection Service for the tenancy duration
- Renewal fee: £50 (Per person)
- Checkout Fee: £50 (Per property)
- Other costs: Tenant to pay for all utilities and council tax to supplier directly

