



71 Lawson Road

South Lowestoft, Lowestoft, NR33 0ET

£950 PCM



Aldreds Lettings are delighted to offer this stunning three bedroom family home which has been extensively re-furnished and is situated close to local shops and within a very short walk to Lowestoft beach. Quality fixtures and fittings and lots of original character. The amazing family living space includes an entrance hall, living room and dining room, beautifully fitted kitchen, modern bathroom with shower over the bath, gallery landing and 3 separate double bedrooms, gas central heating, double glazing, parking, Council Tax Band A, UNFURNISHED



Entrance Hall

Newly fitted floor coverings, galleried staircase to the first floor, radiator, Upvc entrance door. Upvc door leading out to the back garden.

Lounge 10'9" x 11'11" (3.29 x 3.64)

Newly fitted floor coverings, original picture rails, Upvc window, power points with USB sockets, T.V point, radiators.

Formal Dining Room 12'3" x 10'6" (3.75 x 3.21)

Newly fitted floor covering, Upvc window, radiator, power points, T.V point.

Kitchen 13'1" x 8'4" (4.01 x 2.55)

Newly fitted floor covering, inset spot lighting, full range of newly installed kitchen units, extended work surfaces, double butler style ceramic sink with drainer, inbuilt stainless steel electric oven with ceramic hob, extraction cooker hood, power points, feature brick chimney breast, Upvc window.

Utility Room

Newly fitted flooring, stainless steel sink with drainer, quality fitted kitchen unit, roll top work surface, plumbing for washing machine, tiled splash backs, Upvc window.

Family Bathroom

Newly fitted floor covering, quality fitted bathroom suite comprising of a shower set over a p-shaped bath, low level W.C with enclosed cistern, vanity sink unit, full length heated towel rail, extractor fan, aqua board walling, Upvc window.

Bedroom 1 12'3" x 13'9" (3.74 x 4.21)

Newly fitted flooring, double aspect Upvc windows, radiator, power points with USB sockets.

Bedroom 2 11'5" x 12'2" (3.48 x 3.73)

Fitted carpet, Upvc window, radiator, power points with USB sockets, full length fitted cupboard and drawers.

Bedroom 3 10'8" x 8'4" (3.27 x 2.56)

Newly fitted floor covering, Upvc window, power points with USB sockets, radiator, full length airing cupboard housing the newly installed combination boiler, further full length storage cupboard.

Outside To The Front

There is a front garden with a tiled footpath leading to the front door.

Outside To The Rear

There is a beautiful courtyard garden with brick outbuilding, range of flower and shrub borders, ample space for bistro style dining all enclosed by high brick walls and timber gate leading to pedestrian access.

Additional Information

RENT

Rent is exclusive of Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

TENANCY

6 Months Assured Shorthold.

TERMS

NO SMOKING

ADDITIONAL INFO

All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in advance and a Dilapidations deposit equivalent to 5 weeks' rent will also be required when agreements are signed. The Dilapidations Deposit is returnable after completion of a satisfactory tenancy. The aforementioned charges would be payable by bankers draft, a cheque drawn on a Building Society account, cash or Debit Card. NOT A PERSONAL CHEQUE.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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 of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

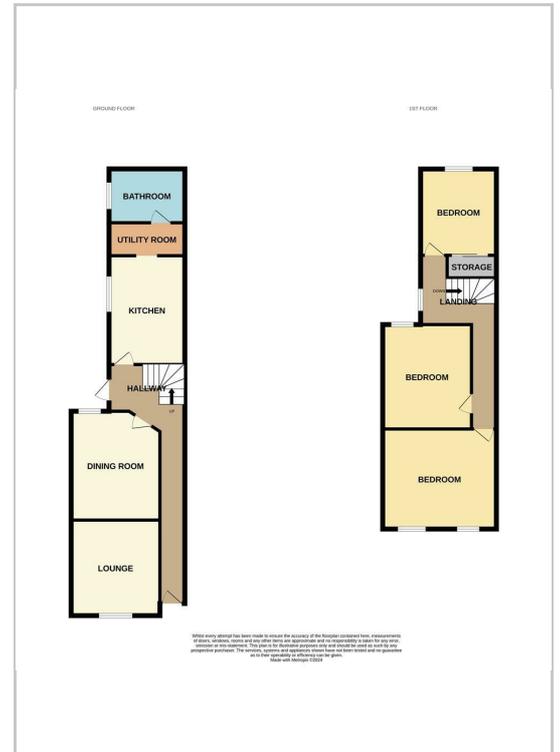
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Area Map



Floor Plans



Energy Efficiency Graph

