

Aldreds

Lettings



4 Rydwar Close, Oulton, Lowestoft, NR32 3FT

£850 PCM



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4 Rydwar Close

Oulton, Lowestoft, NR32 3FT

- Two Bedrooms
- Double Glazing
- Parking
- Gas Central Heating
- Private Garden

Superb 2 bedroom modern house, set in this sought after residential location close to local shops and schools. The accommodation comprises of an entrance hall, downstairs cloakroom, large living room, kitchen breakfast room, two bedrooms, bathroom with shower over the bath, gas central heating, double glazing, enclosed garden, parking, Energy Rating B, Council Tax Band B, UNFURNISHED



ENTRANCE HALL

With stairs rising to the first floor, radiator and door into;

GROUND FLOOR WC

With vinyl flooring, radiator, white low level WC and wash basin, obscure uPVC double glazed window.

LOUNGE 14'9" x 9'6" (14'9" x 9'5") at max (4.52 x 2.90 (4.51 x 2.89) at max)

With uPVC double glazed window to the front aspect, under stairs storage cupboard and door to;

KITCHEN/DINER 12'9" x 8'2" (3.89 x 2.49)

With a range of wall and base level storage units, worktops, stainless steel sink and drainer with mixer tap, built in electric oven and inset 4 ring gas hob, cooker hood, plumbing for washing machine, uPVC double glazed window and French doors giving access to the rear garden.

LANDING

With doors to all rooms;





BEDROOM 1 12'9" x 8'5" (3.89 x 2.59)

With fitted carpet, radiator, two uPVC double glazed windows to the front aspect and a built in storage cupboard.

BEDROOM 2 12'9" x 8'2" (3.89 x 2.49)

With fitted carpet, radiator, uPVC double glazed window to the rear aspect.

BATHROOM

With white bathroom suite comprising of a low level WC, pedestal wash basin, panel bath with electric shower over and glass shower screen, radiator, vinyl flooring and obscure uPVC double glazed window.

OUTSIDE

FRONT: One allocated parking space. One visitor parking space.
REAR: Enclosed rear garden, mainly laid to lawn with paved patio area and path to side, leading to front gate.

RENT

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

Directions

From Gorleston Road turn into Dunston Road. Continue to the end of the road and bear left into Bedingfield Road. Pass through the traffic lights and turn immediately right into Kearney Drive. Turn right into Lyncoln Drive then turn left into Rydwar Close. The property can be found on the right hand side.



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 minimum of two references will be required. 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.

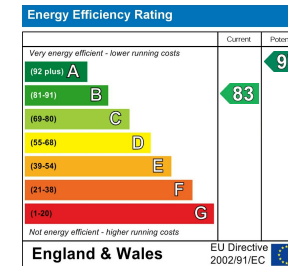
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Lettings Office on 01493 849111 if you wish to arrange a viewing appointment for this property or require further information.

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. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

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