



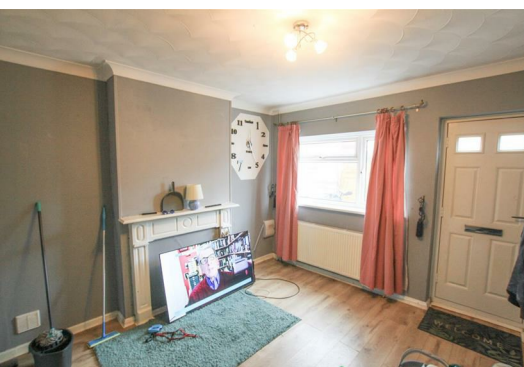
74 Love Road

, Lowestoft, NR32 2NZ

£750 PCM



Aldreds Lettings are delighted to offer this spacious three bedroom house situated close to local shops and within easy reach of the Town centre. The accommodation comprises of a large living room, separate dining room, modern kitchen, utility area, two double bedrooms, one single bedroom, bathroom with shower over the bath, private garden, on street parking, gas central heating, double glazing, Council Tax Band A, UNFURNISHED



Lounge 11'6" x 10'8" (3.53 x 3.27)
Laminate flooring, T.V point, power point, Upvc window, sealed unit double glazed entrance door, wide opening leading to dining room.

Dining Room 11'5" x 10'8" (3.48 x 3.27)
Laminate flooring, tiled splash backs, coved ceiling, radiator, power points, enclosed staircase leading off to the first floor.

Kitchen 11'2" x 6'2" (3.42 x 1.9)
Range of fitted kitchen units, roll top work surfaces, stainless steel sink with single drainer, tiled splash backs, recess for white goods, Upvc window, power points, wall mounted combination boiler.

Utility Area
Ceramic tiled flooring, recess for white goods, siding patio doors leading to the rear garden, radiator.

Bathroom
Ceramic tiled flooring, white bathroom suite comprising shower set over a panel bath, pedestal sink, low level W.C, radiator, double aspect Upvc windows, Fully tiled walls.

Bedroom 1 11'9" x 11'1" (3.59 x 3.38)
Fitted carpet, coved ceiling, Upvc window, radiator, power points, full length storage cupboard.

Bedroom 2 11'8" x 10'10" (3.58 x 3.31)
Fitted carpet, coved ceiling, Upvc window, power points, radiator, full length cupboard/wardrobe.

Bedroom 3 10'8" x 6'4" (3.26 x 1.95)
Fitted carpet, Upvc window, coved ceiling, radiator, power points.

Garden
There is an enclosed front garden with footpath to front door. To the rear there is a spacious south facing lawned garden with a range of flowers and shrubs enclosed by high walls and fencing

Parking
On street parking.

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

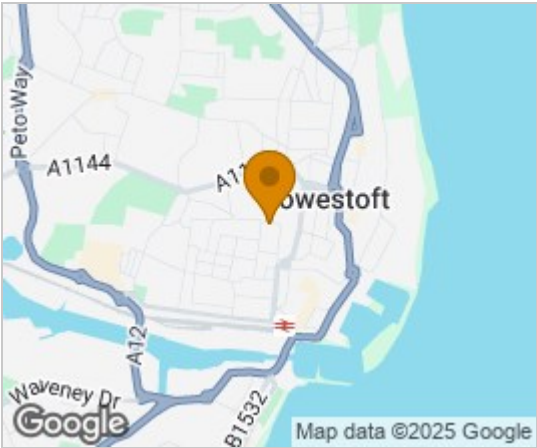
TENANCY
6 Months Assured Shorthold.

TERMS
NO SMOKING / Pets Considered

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 traveling some distance please check with Aldreds on the issue of availability prior to traveling. 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: 372141. 6. Potential purchasers

Area Map



Floor Plans



Energy Efficiency Graph

