

**Aldreds**  
Lettings



58 The Street, Lound, Lowestoft, NR32 5LR

£875 PCM







# 58 The Street

Lound, Lowestoft, NR32 5LR

- Three Bedrooms
- Original Features
- Parking
- Superb Kitchen Dining Room
- Garden

Aldreds Lettings are delighted to offer this superbly presented three bedroom house located in this sought after village setting, yet within easy reach of local shops and amenities. The accommodation comprises of an entrance porch, large living room, superb kitchen dining room, three bedrooms, luxury bathroom, courtyard and separate garden, off street parking, double glazing, electric heating, Council Tax Band A, UNFURNISHED



## Entrance Hall

Part glazed front door to entrance porch, coats hanging space, door to entrance hall. Tiled floor.

## Living Room 13'9" x 9'2" (4.2 x 2.8)

Large living room with big front aspect window, feature fireplace, wooden floor, built in storage cupboard, heater.

## Kitchen Dining Room 17'0" x 8'2" (5.2 x 2.5)

Superb kitchen with ample storage and solid wooden work surface. Appliances include electric hob, oven, dishwasher and washing machine. Built in storage cupboard, tiled floor, dining area, door to courtyard.

## Bedroom 1 12'9" x 7'6" (3.9 x 2.3)

Double bedroom, front aspect window, fitted and built in storage, wooden floor, heater.

## Bedroom 2 8'6" x 8'2" (2.6 x 2.5)

Good sized bedroom, rear aspect window, wooden floor, heater.







### Bedroom 3 8'6" x 8'2" (2.6 x 2.5)

Double bedroom, rear aspect window, wooden floor, heater.

### Bathroom

Luxury bathroom suite in white comprising roll top bath with 'rainfall' shower over, WC and wash basin. Extensive tiling, inset spot lights, frosted window.

### Outside

Private enclosed courtyard area, generous separate garden mainly laid to lawn, timber shed.

### Parking

Off street parking, further unrestricted on street parking.

### 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.

### Directions



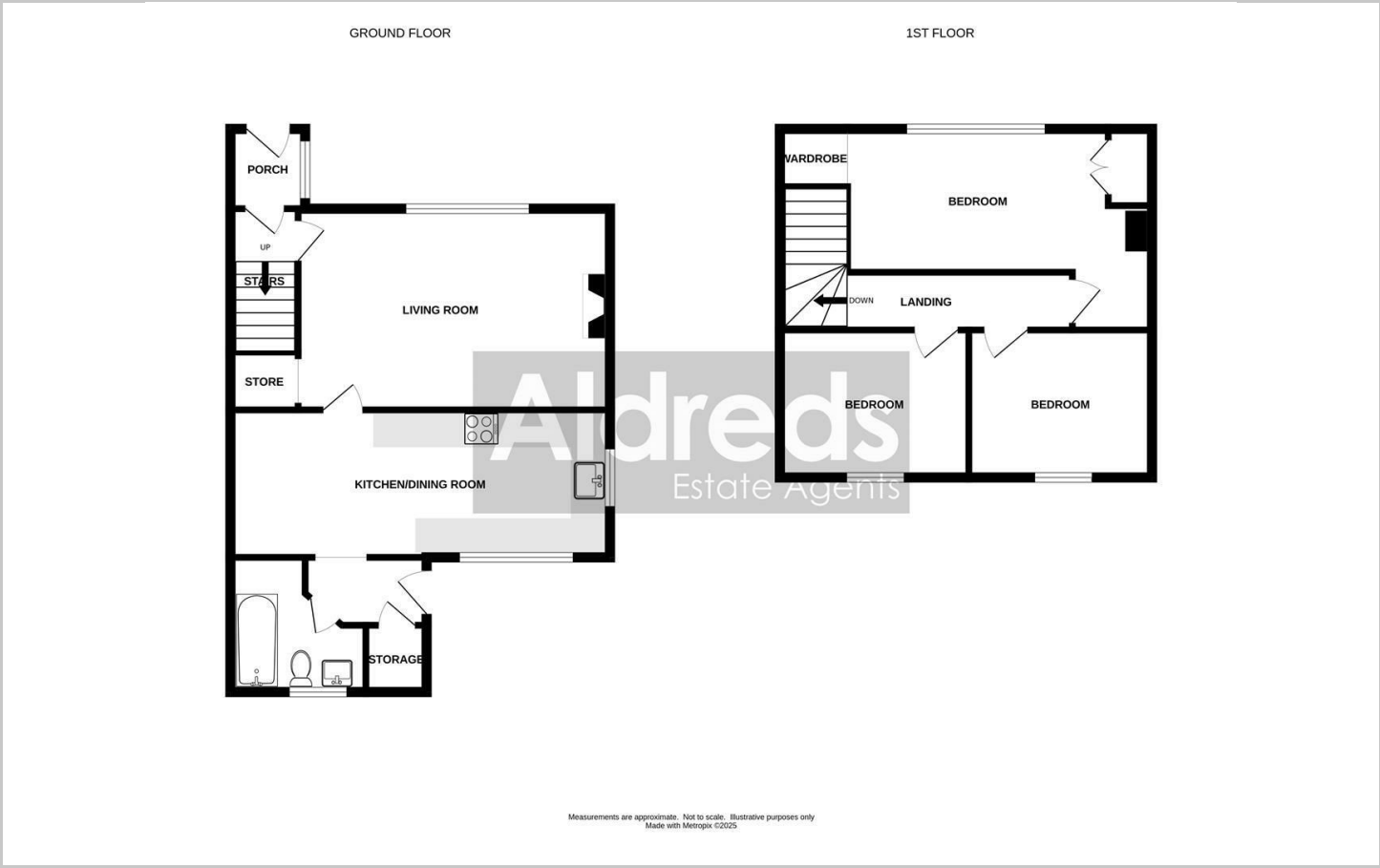
## TERMS

NO SMOKING / PETS CONSIDERED

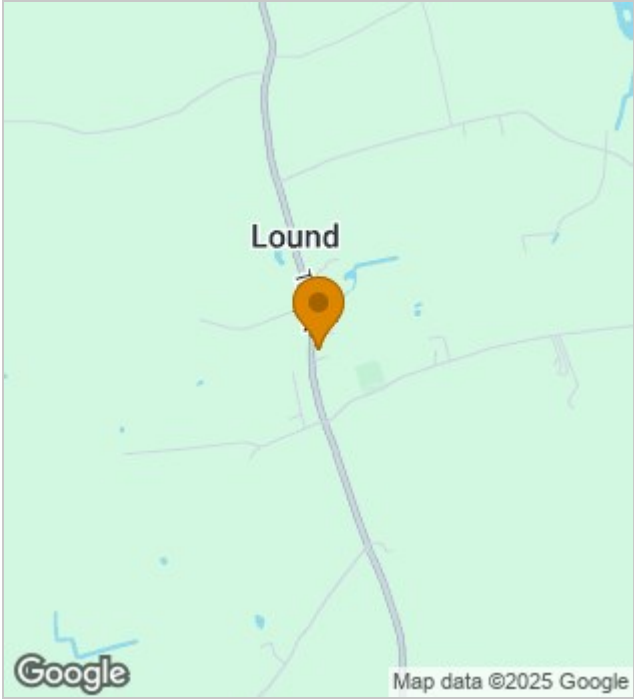
## ADDITIONAL INFO

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.

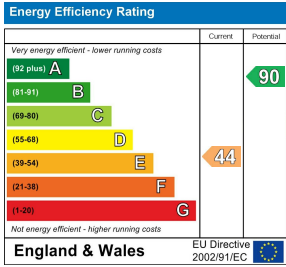
Floor Plans



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  
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