

**Aldreds**  
Lettings



68 Witney Green, Lowestoft, NR33 7AP

£995 PCM





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# 68 Witney Green

, Lowestoft, NR33 7AP

- Two Bedroom Detached Bungalow
- Quality Conservatory
- Garden
- New Kitchen & Bathroom
- Garage & Drive
- Gas Central Heating & Double Glazing

Aldreds Lettings are delighted to offer this simply immaculate newly re-furnished two bedroom detached bungalow set in this delightful residential setting close to local shops and amenities. The accommodation comprises of an entrance hall, large living room, new kitchen, quality conservatory, two good sized bedrooms, new bathroom with shower over the bath, private garden, garage and drive, gas central heating, double glazing, Council Tax Band C, UNFURNISHED



## Entrance Hall

Part glazed front door to entrance hall, coats hanging space, radiator.

## Living Room 15'8" x 9'10" (4.8 x 3)

Large living room with big front aspect window, feature fireplace, TV point, radiator.

## Kitchen 11'9" x 8'6" (3.6 x 2.6)

Superb newly re-fitted kitchen with ample storage and work surface. Appliances include electric hob, oven, cooker hood, fridge, freezer and washing machine. Door to conservatory.

## Conservatory 15'8" x 9'2" (4.8 x 2.8)

High quality conservatory with panoramic views of the garden, designed for all year round use with skylights, inset spotlights, radiator. Door to garden.

## Bedroom 1 15'1" x 9'10" (4.6 x 3)

Big main bedroom, glazed doors to conservatory, radiator.





### Bedroom 2 8'10" x 8'2" (2.7 x 2.5)

Good sized second bedroom, front aspect window, radiator.

### Bathroom

Superb re-fitted bathroom suite in white comprising bath with thermostatic shower over, WC and wash basin. Chrome heated towel rail, frosted window.

### Garden

Private enclosed garden, mainly laid to lawn with brick-weave patio area.

### Garage & Parking

Single brick built garage, private off street driveway 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

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



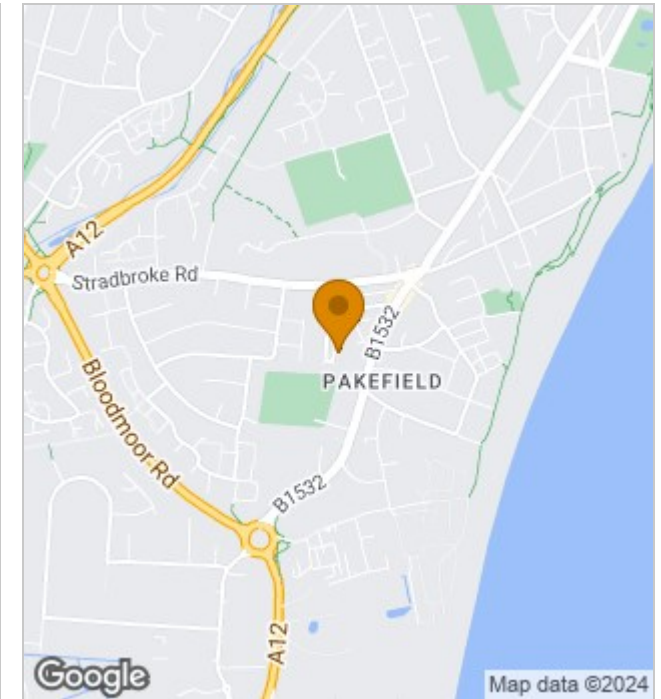
## Viewing

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

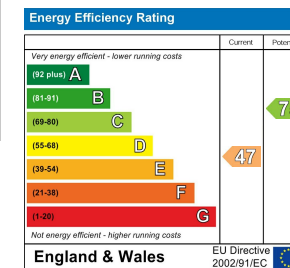
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## Location Map



## Energy Performance Graph



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