



339 Raglan Street  
Suffolk, . NR32 2LD

**£725 PCM**





## 339 Raglan Street

Suffolk, . NR32 2LD

A modernised 2 bedroom terraced house in Central Lowestoft being about a 1/4 of a mile from the town centre where all main shopping facilities are located. Schools for all ages are within easy reach. Newly installed Gas Central Heating System, sealed unit double glazing, fully fitted Kitchen, utility Room, rear yard with shed. The property is in good decorative order and an internal inspection is recommended.

### AFFORDABILITY

Please note you will require a minimum monthly income of £1813.00

Low retaining brick wall, external gas meter, half glazed door to

### LOUNGE

11'7 x 11'6 (3.53m x 3.51m)

Fitted carpet, painted walls, radiator, electricity fuse box, meter, telephone point, opening to inner stairwell, further opening to

### LARGE KITCHEN

11'8 x 12'2 (3.56m x 3.71m)

Laminate flooring, Grey wall and base units, tiled splashbacks, black worktop, built in electric oven with hob over, single drainer stainless steel sink unit, UPVC window, radiator, door to

### UTILITY ROOM

Vinyl floor tiles, recess and plumbing for automatic washing machine and condenser drier, laminate worktop, tiled window sill, half glazed door and matching side window, radiator, door to

### BATHROOM

With White bath and mixer shower attachment, Aqua panel, walls, radiator, low level WC, pedestal washbasin, roller blind, shower rail and curtain.

### STAIRS AND LANDING

#### BEDROOM 1

11'8 x 11'4 (3.56m x 3.45m)

With fitted carpets, painted walls, UPVC window, curtain track, radiator.

#### BEDROOM 2

11'9 x 12'1 (3.58m x 3.68m)

Fitted carpet, painted walls, UPVC windows, radiator, over stairs storage cupboard, hanging rail and shelf, recessed airing cupboard with boiler

### OUTSIDE

To the rear is an enclosed garden, artificial grass, corner bench, timber and felt storage shed.

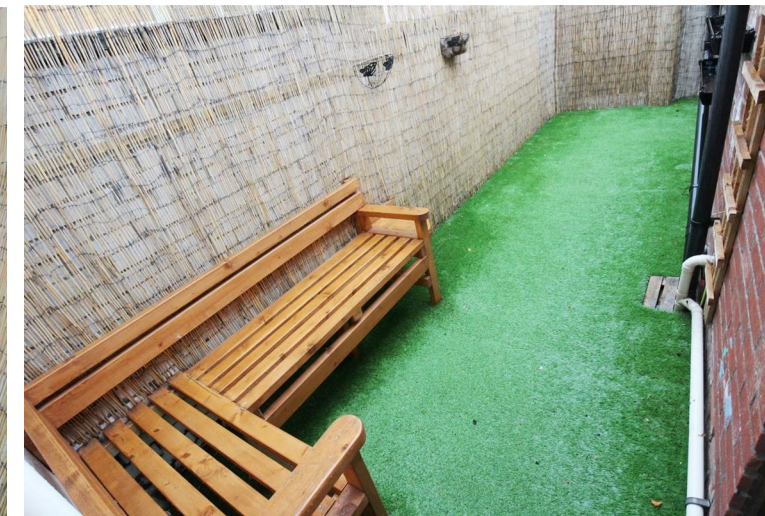
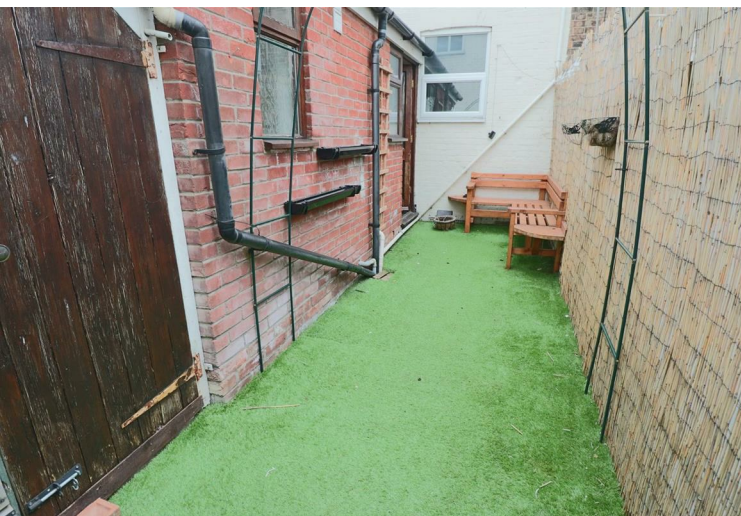
### FEES PAYABLE

RENT: £ 725.00 DEPOSIT: £ 835.00 HOLDING DEPOSIT: £ 165.00

### COUNCIL TAX BANDING A







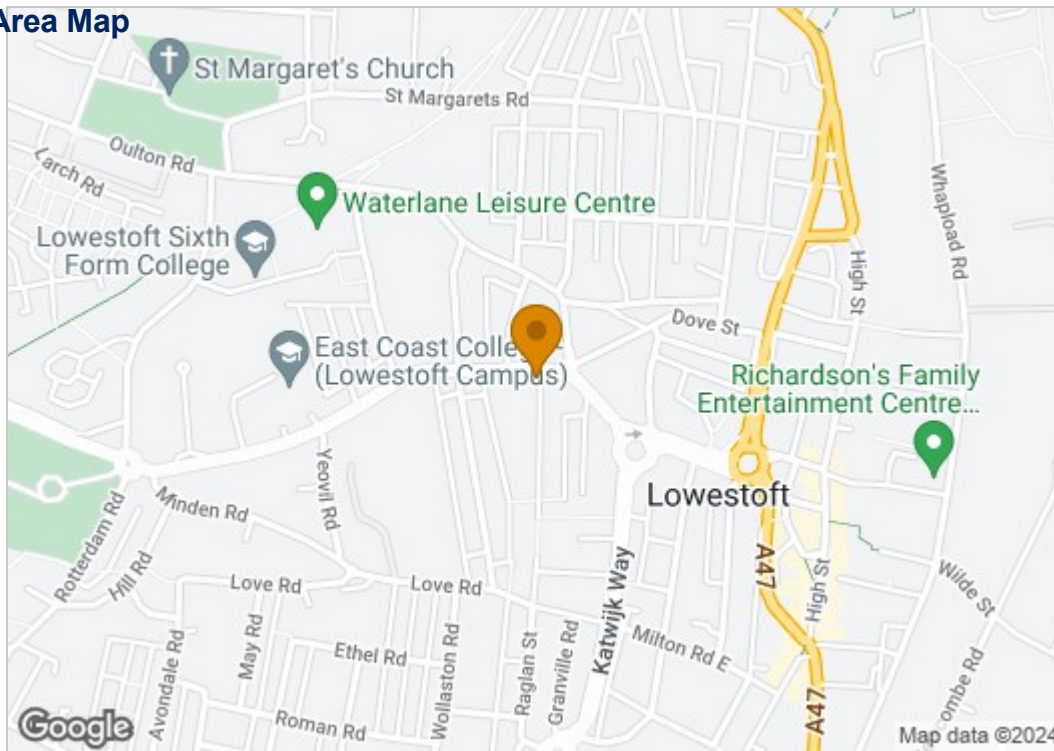
## Viewing

*Please contact our Lowestoft Office if you wish to arrange a viewing appointment for this property, submit an application or require further information.*

**Hardimans Limited,  
134 London Road North,  
Lowestoft, Suffolk NR32 1HB  
01502 515999  
lettings@hardimans.co.uk**



## Area Map



## Terms of Business

**VIEWINGS:** will be carried out strictly by appointment only

**APPLICATIONS:** must be completed for each person over 18 years of age with:

- Completed and SIGNED Tenant Assessment Application Form
- Proof of identification (Passport or a photo driving licence with full birth certificate)
- Proof of current residency (bill not more than 3 months old, i.e.: council tax, mobile phone statement, bank statement, credit card statement, gas or electricity bill etc.)
- Proof of income, 3 x wage slips, 1 x SA302, proof of Benefits or pension award letters

**ACCEPTANCE:** Satisfactory credit search reports, right to rent checks and references will be forwarded to the Landlords for approval.

**AGREEMENT:** An assured shorthold letting agreement for a period of 6 months which will continue thereafter on a month to month basis is usual.

**UTILITIES:** Tenants are responsible for paying electricity, gas, oil (if appropriate), council tax, water and sewerage rates, television licence and telephone (if appropriate)

**HOLDING DEPOSIT:** A holding deposit equivalent to one weeks rent will be required when processing your application. This will be payable towards your first months rent once your application has been approved

**RENT:** One month's rent is payable as cleared funds before any keys can be handed over.

**DEPOSIT:** The deposit will be as stated and registered via the Deposit Protection Service for the duration of the tenancy. Following vacation, the deposit will be returned, less any deduction for shortages, damage or any items missing from the inventory.

**PETS:** Pets are only permitted on some properties (not all) with written consent from the Landlord and may be subject to a £15.00 per month increase on the rent.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	68	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	66	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	