

The logo for Hardimans, featuring a stylized house icon with a red roof and a white chimney, followed by the word "HARDIMANS" in a white, serif font on a dark blue background.

# HARDIMANS



170 Stradbroke Road  
Suffolk, . NR33 7HY

**£900 PCM**



# 170 Stradbroke Road

Suffolk, . NR33 7HY

Welcome to this charming property on Stradbroke Rd! With two cosy bedrooms, there's plenty of space for a small family or guests to stay over.

Situated in a peaceful neighbourhood, this property offers off road parking, ensuring convenience for homeowners. The added bonus of a garage provides ample space for storage and easy access.

Step outside to discover the enclosed private garden. The good-sized kitchen diner is ideal for whipping up delicious meals and hosting dinner parties.

Don't miss the opportunity to make this house your home - a perfect blend of comfort, convenience, and character awaits you at Stradbroke Rd.

## AFFORDABILITY

PLEASE NOTE: to meet referencing criteria you will require a minimum joint monthly income of £2,250.00 or provide a UK based home owning guarantor.

## OUTSIDE TO FRONT

Low retaining brick wall, wrap around garden with mature shrubs, mainly laid to lawn, external meter cupboards

## ENTRANCE PORCH

Fitted matwell carpet, wall mounted coat rack, UPVC entrance door, electricity fuse box, phone point.

## LOUNGE

13'0" x 10'4" (3.96m x 3.15m)

Fitted carpet, stairs to 1st floor, feature chimney breast with tiled recess, UPVC double glazed window to front aspect, radiator, power points, TV point, phone socket, under stairs storage cupboard.

## KITCHEN/DINER

13'0" x approx 10'0" (3.96m x approx 3.05m)

Ceramic tiled floor, U shaped work top, white wall and base units, tiled splashbacks, single drainer sink unit, electric oven/grill, electric 4 ring hob, extractor, recess plumbing for automatic washing machine, UPVC double glazed window to rear aspect, UPVC rear door, radiator, power points.

## STAIRS & LANDING

Loft access hatch, fitted carpet, smoke detector.

## BATHROOM

Panel bath with mixer shower over, fully tiled walls, low level WC, vanity wash basin, UPVC double glazed window.

## BEDROOM 1

13'0" x 10'0" (3.96m x 3.05m)

Fitted carpet, radiator, power points, 2 UPVC double glazed windows, TV aerial lead.

## BEDROOM 2

10'2" x 6'11" (3.10m x 2.11m)

Fitted carpet, TV aerial lead, UPVC window, radiator, overstairs storage cupboard.

## OUTSIDE REAR:

Enclosed rear garden, patio area, gate leading to side entrance and OFF ROAD PARKING, detached brick-built GARAGE with personal door, concrete driveway, garden mainly laid to lawn.

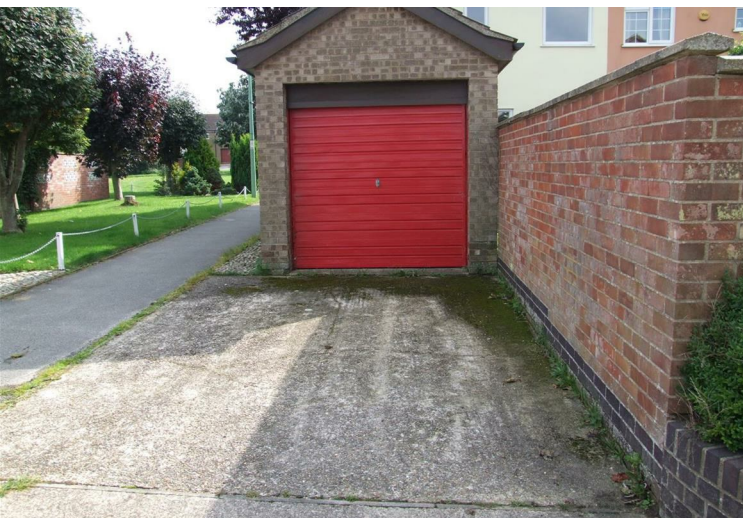
## FEES PAYABLE

RENT: £900.00 / DEPOSIT: £1035.00

HOLDING DEPOSIT: £205.00

## COUNCIL TAX BANDING B



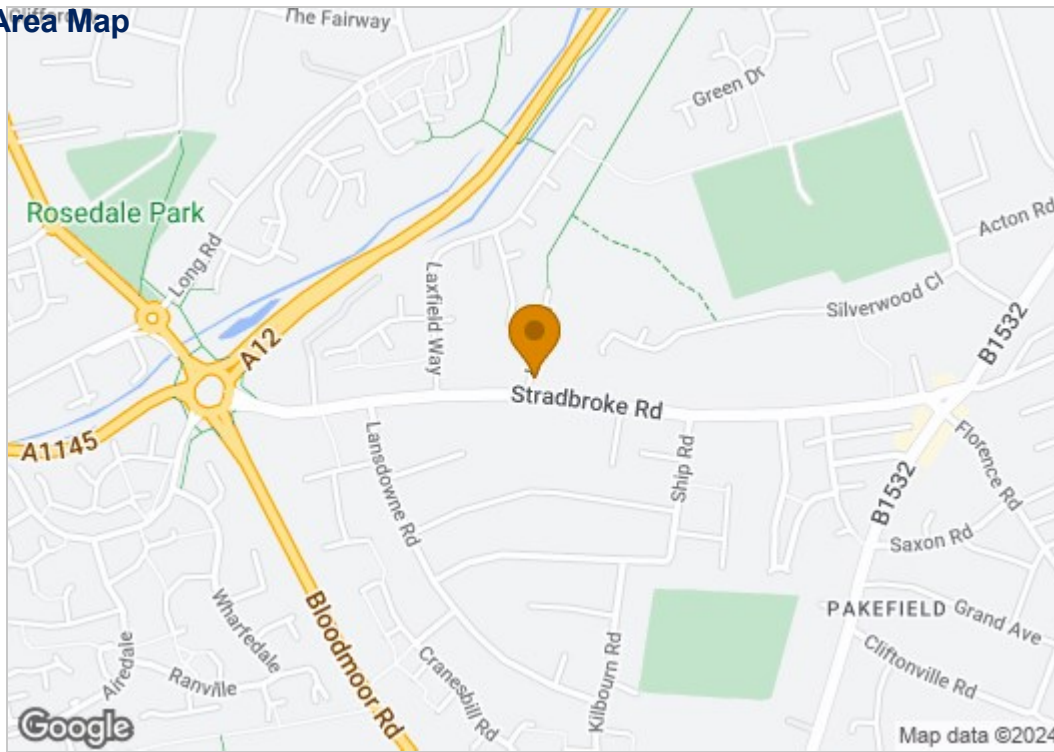


## Viewing

*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:

- a) Completed and SIGNED Tenant Assessment Application Form
- b) Proof of identification (Passport or a photo driving licence with full birth certificate)
- c) 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.)
- d) 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

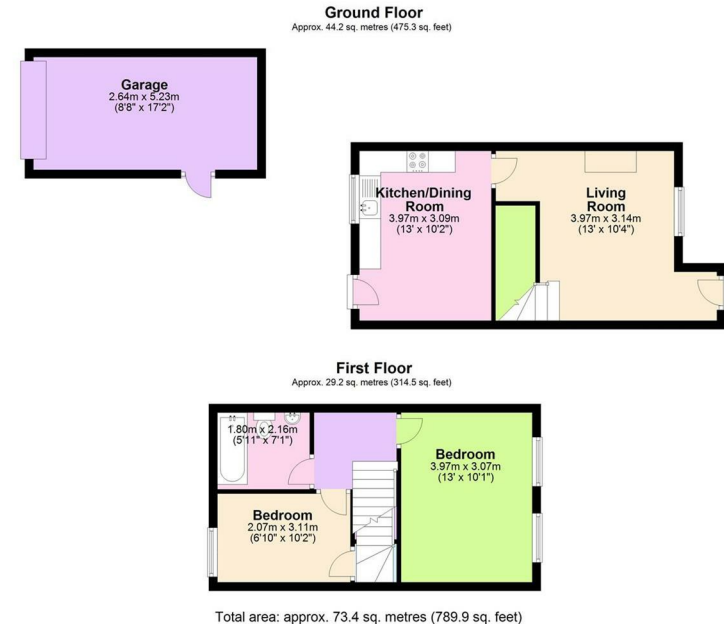
**RENT:** One month's rent is payable as cleared funds before any keys can be handed over.

**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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>67</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>87</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.