

HARDIMANS



26 Lowlands Close
Suffolk, . NR33 7QJ

£975 PCM



26 Lowlands Close

Suffolk, . NR33 7QJ

Welcome to this charming property located in the picturesque coastal village of Kessingland. This delightful house boasts two double bedrooms, perfect for a small family or those looking for a guest room or home office.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing with loved ones or entertaining guests. The property also features a bright and airy conservatory, offering a lovely space to enjoy your morning coffee or unwind with a good book.

With a well-maintained bathroom, you'll have all the convenience you need. The off-road parking for two vehicles ensures that you and your guests will always have a place to park, making life that little bit easier.

Situated in a quiet cul-de-sac, this home provides a peaceful retreat from the hustle and bustle of everyday life. The location offers a sense of community while still being close to local amenities and the beautiful coastline.

Don't miss out on the opportunity to make this lovely house your home. Book a viewing today and envision yourself living in this wonderful property in the heart of Lowlands Close.

AFFORDABILITY

PLEASE NOTE: to meet referencing criteria you will require a minimum joint monthly income of £2,440 or provide a UK based home owning guarantor.

FRONT

open plan front garden, external gas meter, gate to rear garden.

ENTRANCE

fitted carpet, stairs to first floor

LOUNGE

fitted carpet, large UPVC bay window, radiator, satellite lead, under stairs storage with cupboard comprising electricity fuse box & meter, square arch opening to:

DINING AREA

ceramic tiled floor, door to kitchen radiator, UPVC door to conservatory

KITCHEN

modern wall & base units with black worktops, inset single drainer sink unit with mixer tap, space for cooker, space for fridge freezer, tiled splashbacks, UPVC window.

CONSERVATORY

ceramic tiled floor, polycarbonate roof, plumbing & drainage for washing machine.

STAIRS & LANDING

fitted carpet, doors to bedrooms & bathroom

BEDROOM 1

fitted carpet, UPVC window, radiator, large recessed storage wardrobes.

BEDROOM 2

fitted carpet, UPVC window, radiator

BATHROOM

white suite of panel bath with shower & screen over, vinyl floor, low level w.c., pedestal wash basin, extensive wall tiling, UPVC window, radiator.

REAR GARDEN

Good size patio area with side garden and gate to front, good size lawn with gate to rear and off road parking spaces for 2 vehicles.

FEES PAYABLE

RENT: £ 975.00 / DEPOSIT: £ 1125

HOLDING DEPOSIT: £225



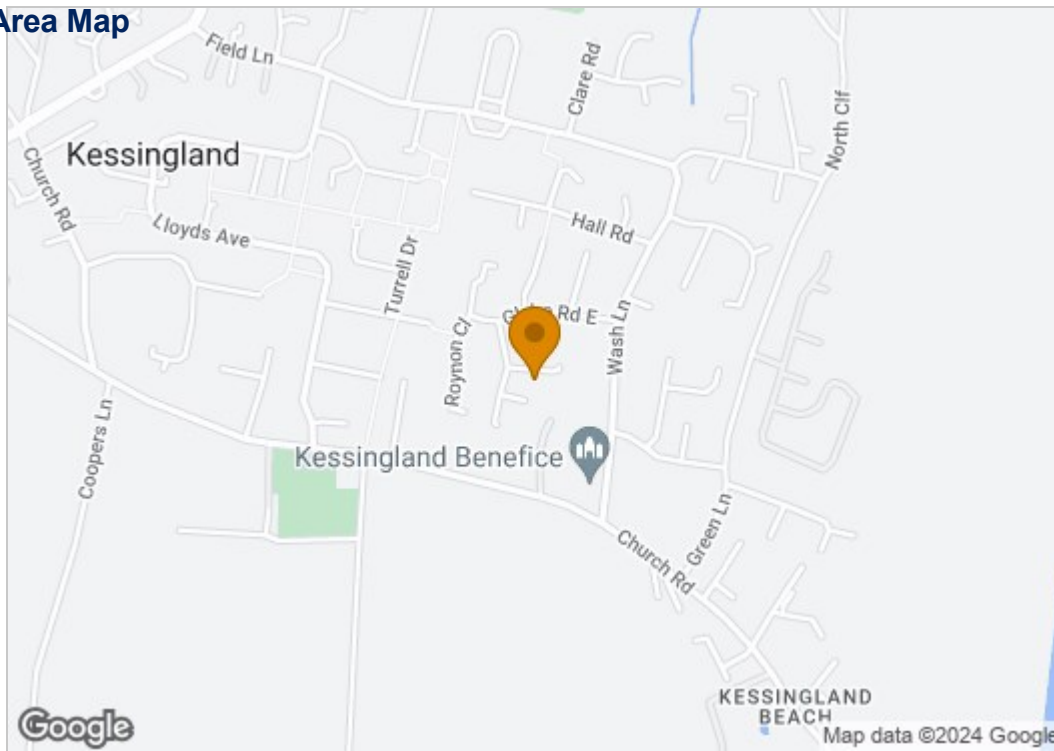


Viewing

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		91
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		94
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	