




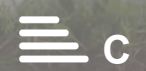


HARDIMANS



63 Beaconsfield Road
Suffolk, . NR33 0RL

£725 PCM

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63 Beaconsfield Road

Suffolk, . NR33 0RL

Welcome to this charming property on Beaconsfield Road! This delightful house boasts 2 reception rooms, and 2 cosy bedrooms. Recently renovated, this home features a brand new kitchen and stylish new flooring throughout, giving it a fresh and inviting feel.

Situated close to the sea and beach, this property offers the perfect opportunity to enjoy coastal living at its finest. With gas central heating and sealed unit double glazing, you can stay warm and comfortable all year round.

Don't miss out on the chance to make this lovely house your new home. Contact us today to arrange a viewing.

Sorry no pets

AFFORDABILITY

Please note, to meet referencing criteria you will require a minimum joint monthly income of £1813.00 or provide a UK based home owning guarantor.

ENTRANCE HALL

UPVC entrance door, further UPVC panel door to

LOUNGE

11'5 x 11'1 (3.48m x 3.38m)

Sapele door, fitted carpet, feature tiled chimney breast with matching display plinth, cupboard comprising electricity meter, UPVC double glazed window, vertical blinds, radiator.

DINING ROOM

11' x 11'5 (3.35m x 3.48m))

fitted carpet, feature open fireplace, telephone point, UPVC double glazed window, TV aerial, radiator, understair storage cupboard.

KITCHEN

New fitted kitchen, laminate worktop, inset stainless steel sink unit, radiator, plumbing and drainage for automatic washing machine, space for fridge freezer, further appliance recess, boiler, fluorescent lights, UPVC double glazed window, 1/2 glazed door to rear.

REAR LOBBY

UPVC rear door to courtyard

BEDROOM 1

11'6 x 11'1 (3.51m x 3.38m)

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

BEDROOM 2

11' x 11'5 (3.35m x 3.48m)

Fitted carpet, UPVC double glazed window, radiator, TV aerial

BATHROOM

White cased bath, electric shower over, low level WC, pedestal washbasin, UPVC double glazed window, large recessed storage cupboard, radiator.

OUTSIDE

To the front, low retaining wall, external gas meter, concrete patio area. To the rear, enclosed courtyard, with gate to side passage..

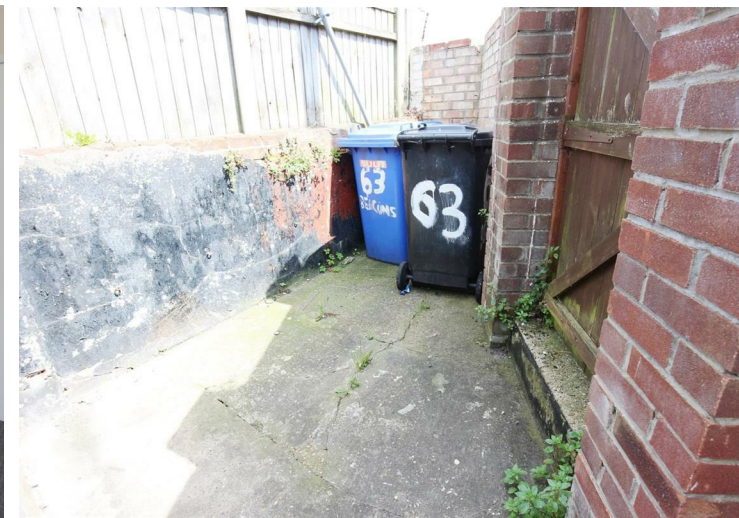
FEES PAYABLE

RENT: £725 / DEPOSIT: £835

HOLDING DEPOSIT: £165

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	87
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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