

HARDIMANS



268 Gorleston Road
Lowestoft, Suffolk. NR32 3AJ

£1,295 PCM



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Situated in a non estate position on Gorleston Road in a popular area of North Oulton Broad, this delightful detached house offers a perfect blend of character and modern living. With three spacious bedrooms, and two reception rooms, this property is ideal for families seeking comfort and style.

Upon entering, you will be greeted by a generous entrance hall which naturally leads to all the reception rooms, one of which is a great-sized kitchen breakfast room, perfect for family gatherings and entertaining guests. The house has been recently redecorated, providing a fresh and contemporary feel throughout. All of the carpets are new, adding to the overall appeal and ensuring a cosy atmosphere.

The delightful gardens surrounding the property offer a serene outdoor space, perfect for relaxation or enjoying sunny days with family and friends. In addition, the property has more than ample parking.

This character house is not just a home; it is a place where memories can be made. With its spacious layout and charming features, it is sure to attract those looking for a property that combines traditional elegance with modern convenience. Don't miss the opportunity to make this lovely house your new home in Oulton Broad.

AFFORDABILITY

PLEASE NOTE: to meet referencing criteria you will require a minimum joint monthly income of £ 3,237.50 or provide a UK based home owning guarantor.

Hardwood double glazed door and side window with colour leaded glass, tiled floor, further glazed door and side windows to:-

SPACIOUS ENTRANCE HALL

stairs to first floor, cupboard space under, radiator, electric fuse box, ornamental ceiling rose and coving.

FRONT SITTING ROOM

with an attractive square bay window, hardwood double glazed windows, part colour leaded lights, cast iron feature fireplace, 2 radiators, picture rail, ornamental ceiling rose and coving.

DINING ROOM

feature fireplace, radiator, dado rail, ornamental ceiling rose and coving, wood effect flooring, hardwood double glazed patio doors to rear garden.

EXTENDED KITCHEN/BREAKFAST ROOM

in a range of soft cream fronted units, one and a half bowl ceramic sink, 4 burner ceramic hob, double oven/grill, integrated refrigerator and freezer with front decor panels, cupboard containing a Worcester gas combination boiler, double aspect hardwood window, sealed unit double glazing, part colour leaded lights, matching side door, radiator, inset ceiling spot lighting.

STAIRS TO FIRST FLOOR AND LANDING

access to roof void, hardwood double glazed window, part colour leaded lights, radiator.

MASTER BEDROOM

hardwood double glazed window with part colour leaded lights, radiator, picture rail.

BEDROOM 2

hardwood double glazed window, part colour leaded lights, radiator, double and single fitted wardrobe cupboards.

BEDROOM 3

hardwood double glazed window, part colour leaded lights, radiator, dado rail.

BATHROOM

cased bath, hot and cold, thermostatic shower unit, shower screen, low level wc, vanity washbasin, tiled walls, radiator, extractor fan, hardwood opaque glazed window, part colour leaded lights.

OUTSIDE

To the front, good size gravelled driveway for off road car standing, brick pillars and brick retaining walls, block paved pathways. To the rear, gardens laid to lawn, large stone paved patio, contoured pathway, towards the end of the garden is a timber garden store.

COUNCIL TAX BAND

C

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

* Broadband: Ultrafast 10000 Mbps Download 10000 Mbps Upload

* Mobile: EE Likely, Three Likely, 02 Likely, Vodafone Likely

* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

FEES PAYABLE

RENT: £1295.00 / DEPOSIT: £ 1494.00

HOLDING DEPOSIT: £295.00



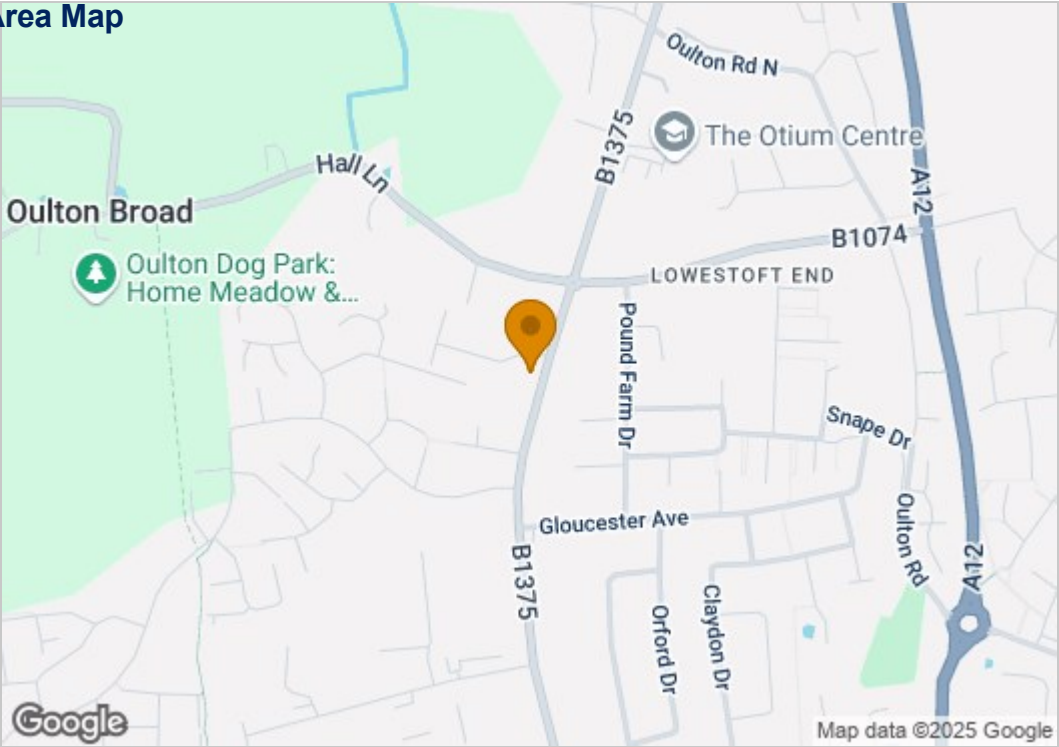


Viewing

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

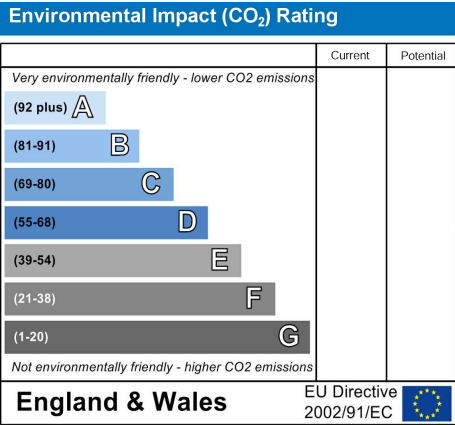
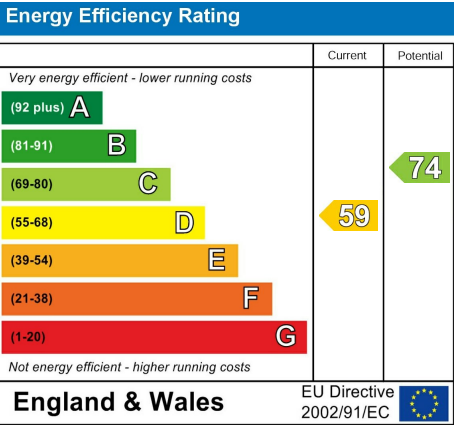
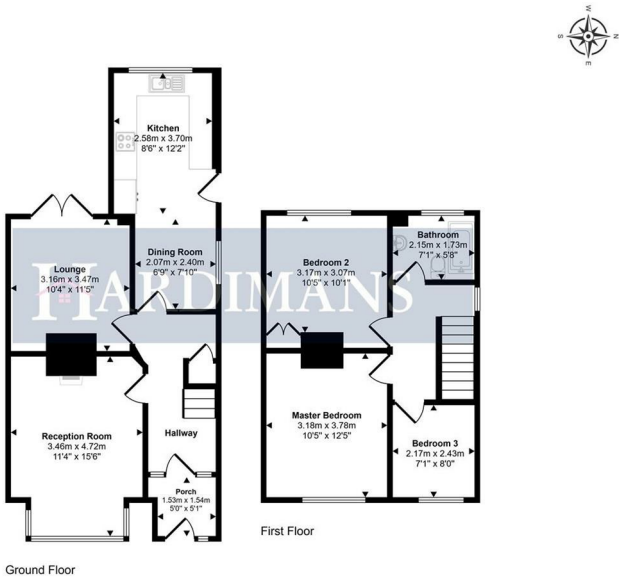
**Hardimans Limited,
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lettings@hardimans.co.uk**

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 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.



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.