

Council Tax Band: A  
 EPC Rating: D  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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	



## St. Peters Street Lowestoft, NR32 2NA

- Newly renovated mid terrace home
- Two double bedrooms
- Private rear garden
- Brand new kitchen & bathroom
- Brand new floors throughout
- Double glazed windows
- Close to local shops & amenities
- Brand new gas combi boiler fitted & full electrical rewire 2023



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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### Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.

### Sitting room

3.17 x 2.98

Brand new entrance door, laminate flooring, UPVC double glazed windows to the front aspect, radiator, a cupboard housing the brand new fuse board and an opening leading through to the stairs and dining room.

### Dining room

3.3 x 2.95

Laminate flooring, UPVC double glazed window to the rear aspect, down lights, radiator, a door opening to an under stair storage cupboard and an opening leads through to the kitchen.

### Kitchen

4.68 x 1.69

Tile flooring, UPVC double glazed window to the side aspect, radiator, units above & below, tile splash backs, laminate work surfaces, inset composite sink & drainer, built in electric fan oven, electric hob, stainless steel extractor fan, space for appliances, a door opening to the airing cupboard and a door opens into the bathroom.

### Bathroom

2.59 x 1.70

Tile flooring, UPVC double glazed obscure window to the rear aspect, extractor fan, heated towel rail, suite comprises of a toilet & wash basin set into a vanity unit with a mixer tap, a panelled bath with a mixer tap and a mains fed shower above with both rainfall and hand held heads.

### Stairs leading to the first floor landing

Fitted carpet, loft access and doors opening to bedrooms 1 & 2.

### Bedroom 1

3.18 x 2.98

Fitted carpet, UPVC double glazed window to the front aspect, radiator and an opening to a storage cupboard with a built in rail.

### Bedroom 2

3.24 x 2.98

Fitted carpet, UPVC double glazed windows to the rear aspect and a radiator.

### Outside

A brick wall surrounds the front, guiding you along a pathway to the entrance door. The rear garden consists of laid lawn and storage shed which is fully enclosed by a panel fence surround along with gated access which is provided to the rear.

### Application Note

If you are interested in applying for this property there is a simple process

- 1) Submit an application form to the office
- 2) Upon successful application you will be asked to

pay your deposit

3) Once references pass you will be asked to pay your first months rent in advance

4) Then we can move you into the property!

\*Deposit - Deposit is usually 5 weeks rent.

\*\*Guarantor - A guarantor is required if your earnings don't match affordability, you are lacking a previous landlord reference or if you have had previous bad credit.

