

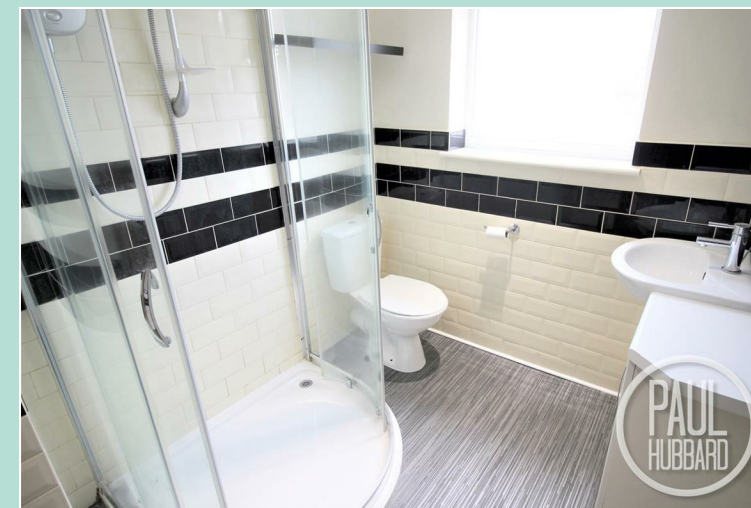
Council Tax Band: A  
 EPC Rating: D  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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	

**£600**  
 Per Calendar Month



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**Roman Road**  
 Suffolk, NR32 2DG

- A spacious first floor apartment
- Off road parking
- Close to local amenities
- EPC rating: D59
- Character features throughout
- Close to public transport links
- Neutral décor throughout
- Spacious Kitchen



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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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### COMMUNAL STAIRWELL LEADING UP TO FIRST FLOOR

Door opening to entrance hall

### ENTRANCE HALL

Laminate flooring throughout, doors opening to lounge, bedroom, kitchen and bathroom

### LOUNGE

4.8 x 3.6

UPVC double glazed window to front, carpet flooring throughout with electric feature fire and beam features throughout.



### BATHROOM

2.6 x 1.9

Timber window to rear, vinyl flooring throughout, vanity sink with electric shower in glass enclosure and door opening to airing cupboard.

### KITCHEN

3.6 x 2.6

UPVC double glazed window to rear, laminate flooring throughout, units above and below work surfaces, stainless steel sink and drainer with integrated electric oven, electric hob and extractor fan. Spaces for fridge, freezer and washing machine along with beam features throughout.



### BEDROOM

3.6 x 2.8

2 x Timber Velux windows with laminate flooring and beam features throughout.

### OUTSIDE

One off road parking space to rear.

### AGENT 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.

