

Council Tax Band: B  
 EPC Rating: C  
 Local Authority: East Suffolk Council

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

£895 Per  
 Per Calendar Month



## Hall Lane

Lowestoft, NR32 5DH

- Beautifully presented throughout
- 2 Separate bedrooms
- Off road parking
- Sizeable open plan kitchen diner
- Sought after Oulton location
- Close to local amenities
- Fully modernised
- Sizeable rear garden
- UPVC double glazing throughout
- EPC Rating: C75



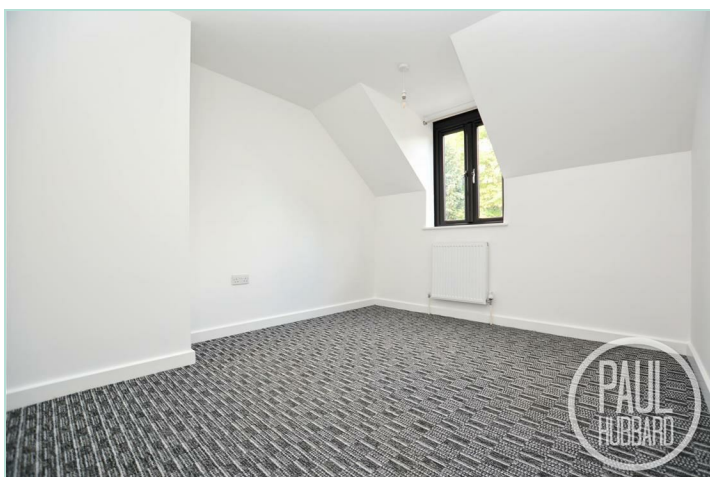
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and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

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## LOCATION

Oulton Broad is one of the finest stretches of inland water in the UK and located 2 miles west from Lowestoft. A thriving spot, filled with independent restaurants, coffee shops, Popular parks and 2 train stations with direct links to Norwich and Ipswich. This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

## SITTING ROOM

11'10" x 10'10"

UPVC double glazed window and entrance door to front aspect, laminate flooring, radiator, feature fireplace and opening to a hallway.

## HALL

Laminate flooring throughout, carpet stairs leading to the first floor landing, doors opening to an under stairs storage cupboard, shower room and kitchen/diner.

## SHOWER ROOM

7'3" x 5'7"

Vinyl flooring, part tile walls, heated towel rail, toilet, vanity unit with inset wash basin and electric shower enclosed within a glass cubicle.

## KITCHEN/DINER

15'9" x 10'2"

UPVC double glazed French doors to rear aspect, vinyl flooring throughout, wall mounted gas combi boiler, radiator, a selection of units above and below, laminate work surfaces, composite sink with drainer, extractor fan, 4 ring electric hob and integrated oven. Space for appliances including a fridge/freezer, washing machine, tumble dryer and dishwasher.

## FIRST FLOOR LANDING

Carpet flooring, doors opening to bedrooms 1 and 2.

## BEDROOM 1

11'2" x 9'6"

UPVC double glazed dormer window to rear aspect, loft hatch, carpet flooring and radiator.

## BEDROOM 2

12'6" x 7'3"

UPVC double glazed dormer window to front aspect, carpet flooring, radiator and doors opening to a cupboard housing the consumer unit and freestanding wardrobes.

## OUTSIDE

To the front of the property a pebbled driveway provides an off road parking space and patio pathway leads up to the main entrance door.

To the rear of the property a shared pebbled pathway which leads up to a timber gate opening to a fully enclosed laid lawn garden with access to a septic tank, decorative flower beds, archway and feature pond. At the base of the garden a timber summerhouse and gate opening to an additional storage area.

## AGENT NOTE

- The neighbouring properties have right of way access across the pathway which provides access to the rear garden  
- This property uses a septic tank which is shared with the neighbouring property

## APPLICATION PROCESS

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.

