

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£1,200 Per
 Per Calendar Month



Alexandra Road Lowestoft, NR32 1PH

- Stunning period residence set in the heart of Lowestoft town centre
- Up to 5 separate bedrooms
- Room for all the family
- Period features throughout
- Conveniently located close to shops & amenities
- Spacious bathroom & 2 separate cloakrooms
- Utility room
- Fully enclosed rear garden
- Up to 4 reception rooms
- Nearby the bus & train station



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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.

Entrance hall

Entrance door to the front aspect, fitted carpet, recessed door mat, radiator, cupboard housing fuse board, under stair storage cupboard, doors opening to the sitting room, dining room, study, kitchen & utility room and stairs lead up to the first floor landing.

Sitting room

4.31 into bay x 3.02
Fitted carpet, timber frame double glazed bay window to the front aspect, x3 radiators and a period fireplace.

Dining room/ bedroom 4

4.12 into bay x 2.82
Fitted carpet, timber frame double glazed bay window to the front aspect, x3 radiators and a fireplace.

Study/ Bedroom 5

3.19 x 2.44
Fitted carpet, timber frame double glazed window to the rear aspect, radiator, a period fireplace and a built in storage cupboard.

Kitchen

3.19 x 2.07
Tile flooring, x2 timber frame windows to the rear aspect, units above & below, laminate work surfaces, tile splash backs, inset ceramic 1.5 sink & draining board with mixer tap, space for a Rangemaster style oven & an American style fridge-freezer and a built in extractor hood.

Utility room

1.93 x 1.61
Vinyl flooring, x2 timber frame windows to the side aspect, wall mounted gas boiler, laminate work surface, space for a washing machine & tumble dryer and doors opening to the ground floor cloakroom & lean to.

Ground floor cloakroom

1.56 x 0.86
Vinyl flooring, timber frame obscure window to the rear aspect, radiator, toilet, a corner wash basin with hot & cold taps and tile splash backs.

Lean to

2.86 x 2.29
Fitted carpet, timber frame windows to all aspects and a door opening to the rear garden.

Stairs leading to the first floor landing

Exposed & painted flooring with a runner carpet, leading to fitted carpet flooring, loft access, doors opening to the half-landing cloakroom, bedrooms 1-3 and the shower room.



Half-landing cloakroom

1.54 x 1.01
Exposed & varnished floorboards, timber frame double glazed obscure window to the rear aspect, a toilet and a wall mounted wash basin with hot & cold taps.

Bedroom 1

4.23 into bay x 3.85
Fitted carpet, timber frame double glazed bay window to the front aspect & a timber frame double glazed window to the front aspect, x3 radiators and a period fireplace.

Bedroom 2

4.25 into bay x 3.25
Fitted carpet, timber frame double glazed bay window to the front aspect, x3 radiators and a period fireplace.

Bedroom 3

3.19 x 2.67
Fitted carpet, timber frame double glazed window to the rear aspect, radiator, a period fireplace and a built in storage cupboard.

Bathroom

3.18 x 2.18
Tile flooring, timber frame double glazed (partially obscure) window to the rear aspect, radiator, period fireplace, extractor fan, tile splash backs, suite comprises a pedestal wash basin with a mixer tap, a freestanding roll top bath with a mixer tap and a separate mains fed shower set into a cubicle enclosure.

Outside

An iron gate & fence opens to brick-weave garden area leading to storm porch which shelters the front door.

The rear garden consists of a concrete patio, space for laid lawn, a brick wall surround and pedestrian gated access at 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.

