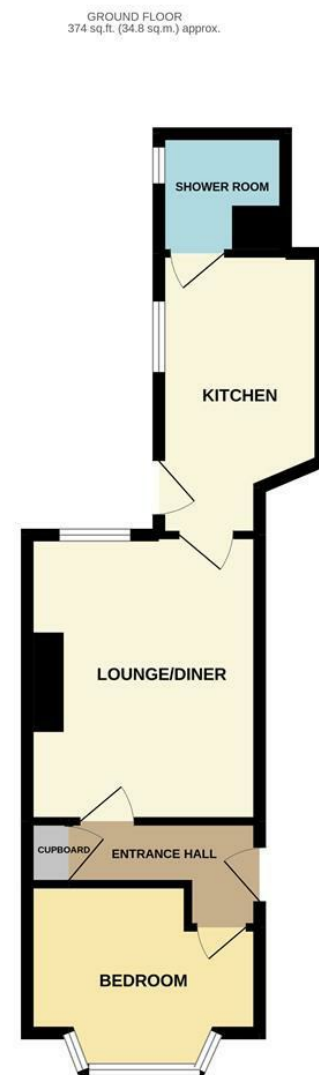


Tenure:
Council Tax Band: A
EPC Rating: D
Local Authority: East Suffolk Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£625



TOTAL FLOOR AREA: 374 sq.ft. (34.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2022



Battery Green Road

Suffolk, NR32 1DE

- Ground floor Flat
- 1 off road parking space
- Town centre location
- CLOSE TO AWARD WINNING BEACH
- Close to local amenities
- EPC D57

PAUL HUBBARD

Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

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



ENTRANCE HALL

Door bell & letter box, main door into communal entrance. Wooden door into ground floor flat.

HALLWAY

1.01 x 3.21

Carpet flooring, radiator, wooden doors to bedroom & living room, wooden door to storage cupboard.

BEDROOM

3.9 x 3.56

Timber framed single glazed bay window to front aspect, radiator, freshly painted magnolia walls & new carpet to be laid, wooden door.

LIVING ROOM

3.35 x 3.98

UPVC double glazed window to rear aspect, radiator, freshly painted magnolia walls & new carpet to be laid, wooden door. Wooden door to;

KITCHEN

2.33 x 4.04

UPVC double glazed window & door to side aspect, stainless steel sink & drainer, boiler, radiator, vinyl flooring, cupboards above & below laminate work surface, space & plumbing for washing machine, space for electric cooker, space for fridge freezer, wooden door to;

SHOWER ROOM

1.72 x 1.07

UPVC double glazed window to side aspect, vinyl flooring, magnolia walls with white splash back tiles, towel radiator, hand basin, toilet & electric shower with screen.

OUTSIDE

To the side of the property is space for bins & to the rear of the property is off road parking for one vehicle.

COMMUNAL AREA

Inside to the rear of the property is a large shared storage space

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.

