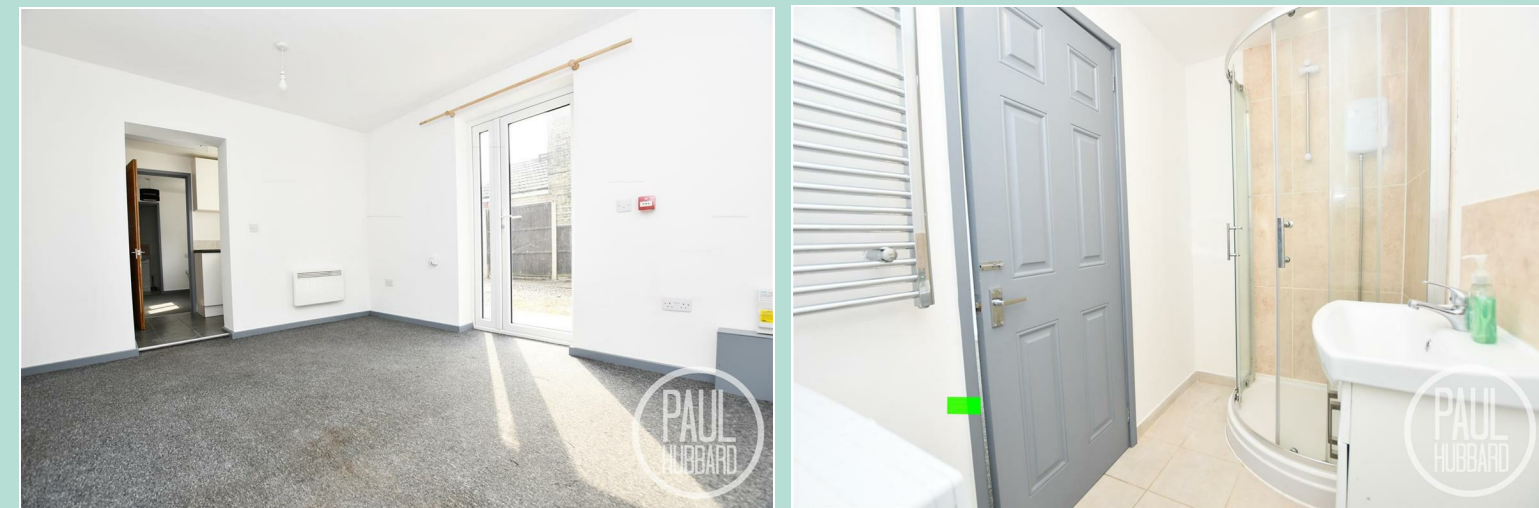
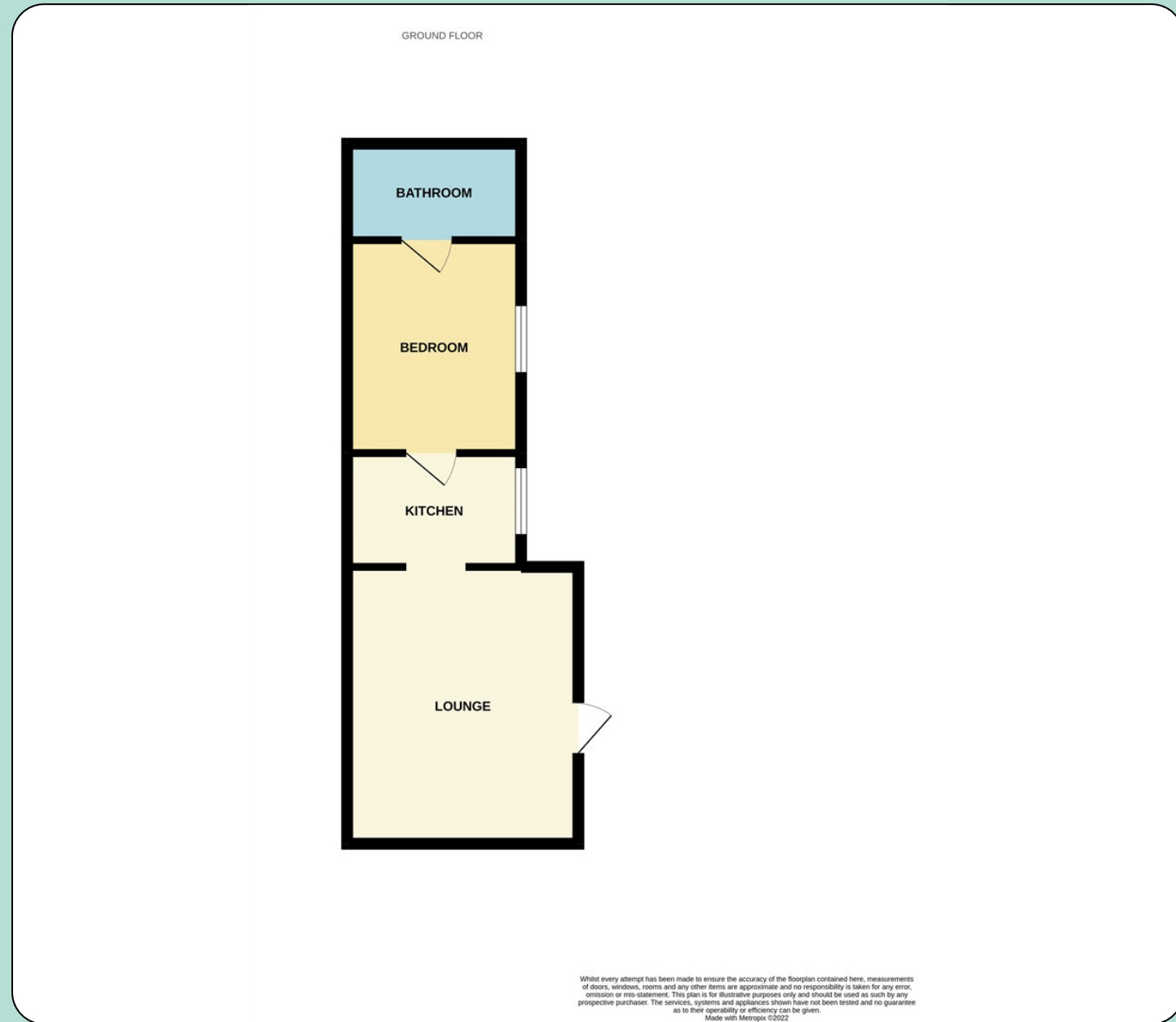


Council Tax Band: A  
 EPC Rating: E  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		73
(39-54) <b>E</b>	40	
(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	



## Beresford Road

Suffolk, NR32 2NG

- Spacious ground floor apartment
- Double bedroom
- Close to local amenities
- Deceptively spacious
- Recently renovated
- Ideal for public transport links
- Modern kitchen
- Modern bathroom
- Neutral décor



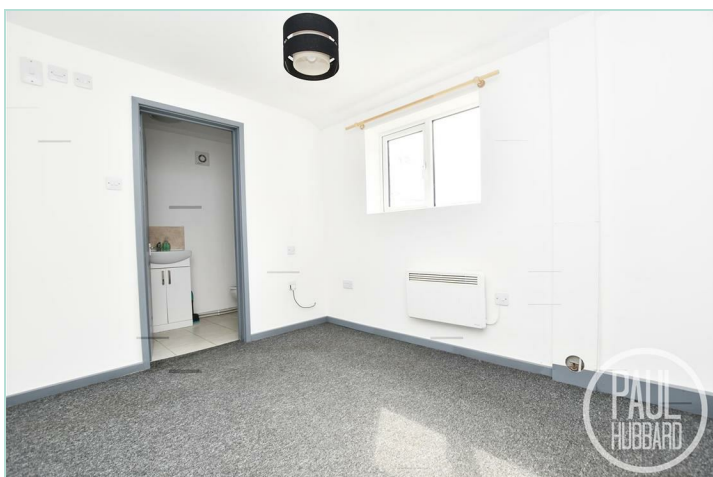
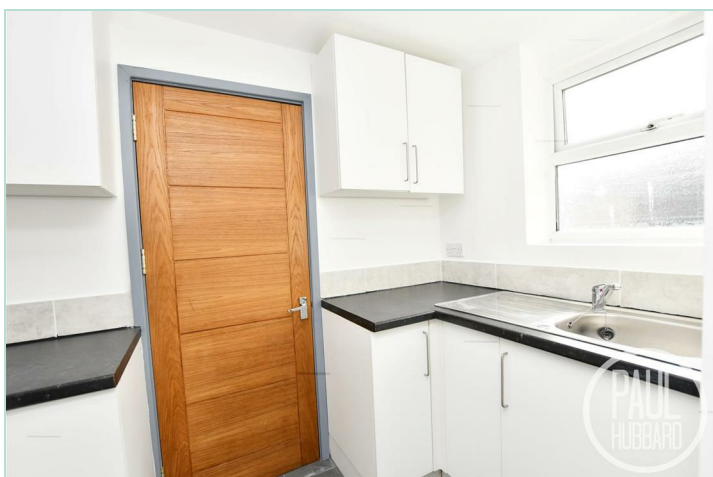
Paul Hubbard Estate Agents  
 178-180 London Road South  
 Lowestoft  
 Suffolk  
 NR33 0BB

Contact Us  
[www.paulhubbardonline.com](http://www.paulhubbardonline.com)  
 01502 531218  
[info@paulhubbardonline.com](mailto: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

e - [info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

t - 01502 531218



### LOCATION

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 Blue Flag 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, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

### LOUNGE

4.2 x 3.5  
UPVC double glazed door opening to side aspect, carpet flooring and opening into kitchen

### KITCHEN

2.6 x 1.5  
UPVC double glazed window to side aspect, tile flooring, units above and below work surfaces with inset stainless steel sink and drainer. Intergrated oven with ceramic hob and extractor fan. Door opening into bedroom

### BEDROOM

3.2 x 2.6  
UPVC double glazed window to side aspect, carpet flooring and door opening to bathroom.

### BATHROOM

2.6 x 1.2  
Tile flooring, toilet, vanity sink, heated towel rail, washing machine and separate electric shower in glass cubicle Sent from my iPhone

### OUTSIDE

Located on the ground floor through a separate side entrance, this one bedroom apartment offers a communal shingle stone garden with gated access opening to front.

### 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.

