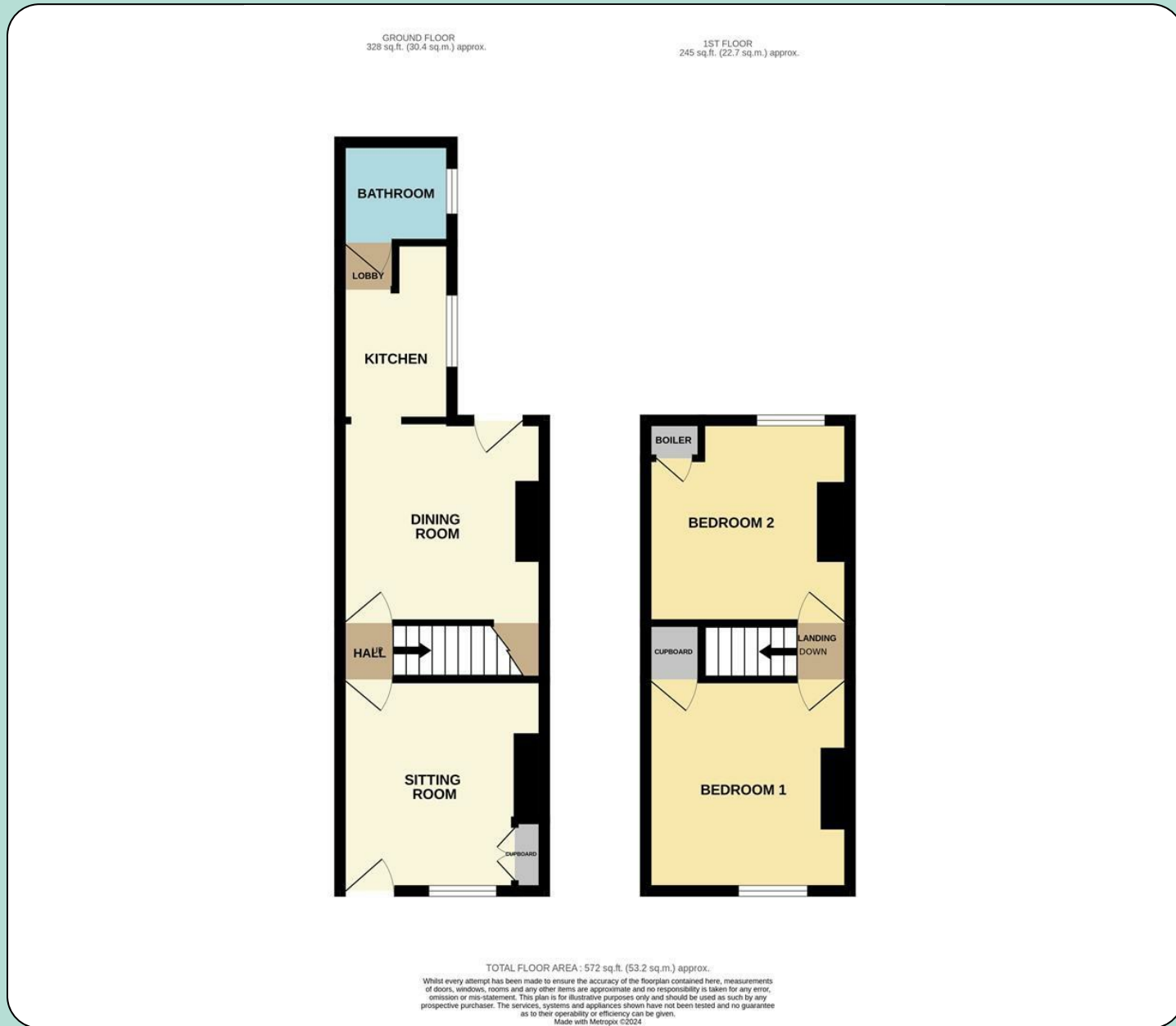


Tenure:
Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£750



Haward Street

Lowestoft, NR32 2DP

- 2 Double Bedrooms
- Recently decorated throughout
- Walking distance to the town centre
- Permit parking available
- Newly fitted bathroom
- Gas central heating
- Neutral colours throughout
- Heart of North Lowestoft
- Double glazing
- Well presented throughout



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

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Location

This 2 bedroom mid terrace property 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.

Sitting Room

3.33m x 3.21m

UPVC double glazed window and entrance door to the front aspect, laminate flooring throughout, radiator and a door opening to stairs leading to first floor landing and the dining room.

Dining Room

UPVC double glazed door to the rear aspect opening into the garden, laminate flooring throughout, radiator, under-stairs storage space, and an opening to the kitchen.

Kitchen

2.80m max x 1.76m

UPVC double glazed window to the side aspect, vinyl flooring throughout, part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, space for electric oven, fridge and washing machine, opening to a lobby with door to the bathroom.

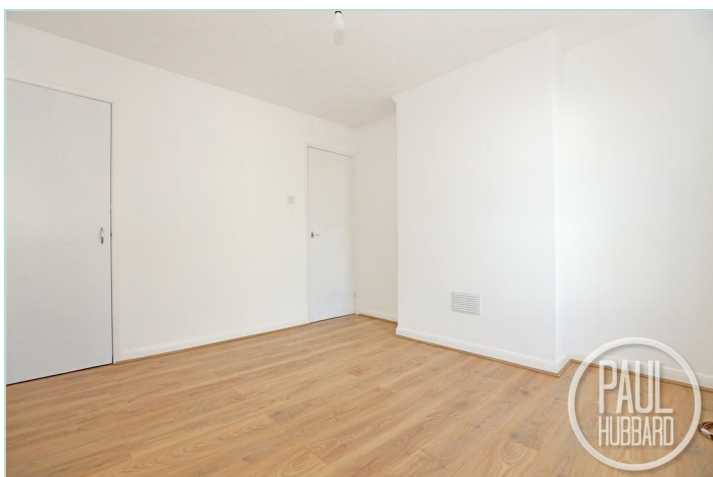
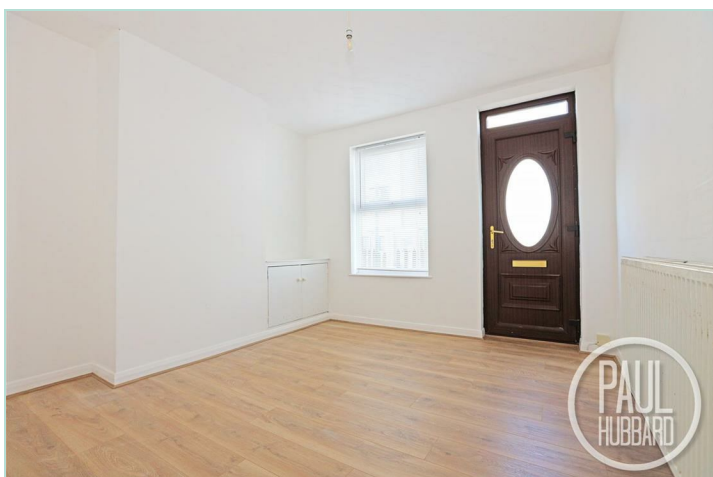
Bathroom

1.78m x 1.58m

UPVC double glazed window to the side aspect, vinyl flooring throughout, part tile walls, pedestal hand wash basin, toilet, radiator and a bath with electric shower above.

First Floor Landing

Carpet flooring throughout, doors opening to bedrooms 1 and 2.



Bedroom 1

3.34m x 3.21m

UPVC double glazed window to the front aspect, laminate flooring throughout, radiator and a door opening to built in cupboard with loft hatch inside.

Bedroom 2

3.18m x 3.22m

UPVC double glazed window to the rear aspect, laminate flooring throughout, radiator and doors opening to a built in cupboard housing the gas combi boiler.

Outside

To the front of the property a level gate opens to an easily maintained concrete front garden.

To the rear of the property a concrete and patio garden with decorative shrubs and a timber gate opening to rear access.

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.

