

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) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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

**£700 Per**  
Per Calendar Month



## Bevan Street West

Lowestoft, NR32 2AF

- 2 Double bedrooms
- Well presented throughout
- Heart of North Lowestoft
- Modern kitchen
- Ground floor WC and 1st floor bathroom
- Neutral colours throughout
- Walking distance to the town centre
- Separate sitting room and dining room
- Close to local amenities
- EPC Rating: C71

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

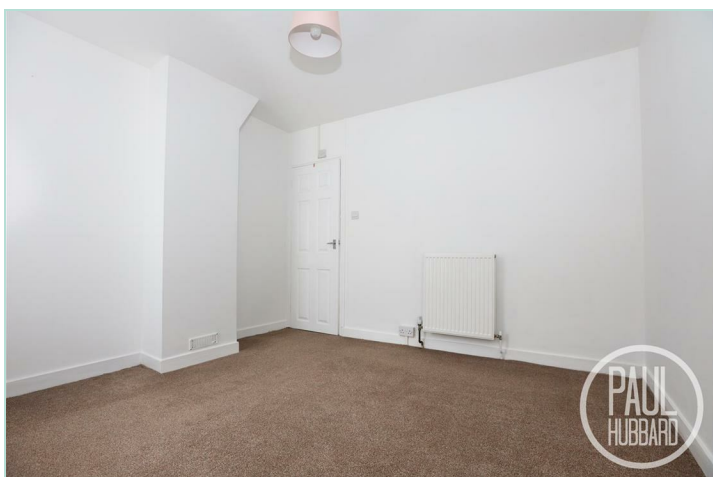
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

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### Location

This 2 bedroom 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.

### Sitting Room

3.00m x 3.30m  
UPVC double glazed window and entrance door to the front aspect, laminate flooring throughout, radiator and door opening to stairs leading to first floor landing and dining room.

### Dining Room

3.81m max x 3.30m  
UPVC double glazed window to the rear aspect, laminate flooring throughout, radiator, under stairs storage space and door opening to the kitchen.

### Kitchen

3.47m x 1.56m  
UPVC double glazed window to the side aspect with door opening into the garden, laminate flooring throughout, part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, extractor fan, space for electric oven, fridge/freezer and washing machine, sliding door opening to a WC.

### WC

0.78m x 1.38m  
UPVC double glazed windows to the side and rear aspects, laminate flooring throughout, a radiator and toilet.

### First Floor Landing

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

### Bedroom 1

3.07m x 3.33m  
UPVC double glazed window to the front aspect, carpet flooring throughout, radiator, loft hatch and door opening to built in cupboard.

### Bedroom 2

2.97m x 3.28m  
UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator and door opening to the bathroom.

### Bathroom

UPVC double glazed window to the side aspect, laminate flooring throughout, part tile walls, pedestal hand wash basin, toilet, radiator, bath with handheld shower attachment above and a cupboard housing the boiler.

### Outside

To the rear of the property a concrete pathway leads up to a fully enclosed patio and concrete courtyard with gate opening to rear access.

### 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.

