

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                                 |         | 90                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 71      |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

£850 Per  
Per Calendar Month



TOTAL FLOOR AREA: 728 sq.ft. (67.7 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.  
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## Cambridge Road Lowestoft, NR32 1TF

- AVAILABLE NOW
- 3 Bedrooms
- Easily maintained front and rear gardens
- Open plan kitchen/diner
- Gas central heating
- Ideal family home
- Close to local amenities
- Heart of North Lowestoft
- Fully modernised throughout
- EPC Rating: C71

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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



### Location

This recently renovated 3 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.

### Porch

1.12m x 0.88m

UPVC double glazed entrance door to the front aspect, window to the side aspect, integrated door mat and a door opening to the sitting room.

### Sitting Room

3.47m x 3.22m

UPVC double glazed window to the front aspect, fitted carpet flooring throughout, radiator, feature open window and a door opening to stairs leading to first floor landing and kitchen/diner.

### Kitchen/Diner

6.65m max x 3.22 max

UPVC double glazed windows to the rear and side aspects, fitted carpet flooring throughout leading up to tiles, a radiator, under stairs storage space and a kitchen area comprising of part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, space for appliances including an electric oven, fridge/freezer and washing machine. Opening to the rear lobby.

### Lobby

UPVC double glazed door to the side aspect opening into the courtyard, tile flooring throughout, radiator and an internal door opening to bathroom.

### Bathroom

2.20m x 1.72m

UPVC double glazed window to the side aspect and a fitted bathroom suite comprising of tile flooring throughout, a pedestal hand wash basin, toilet, radiator and a bath with mains fed shower above.

### First Floor Landing

Fitted carpet flooring throughout and doors opening to bedrooms 1 and 2.

### Bedroom 1

3.47m x 3.21m

UPVC double glazed window to the front aspect, fitted carpet flooring throughout, radiator and door opening to a built in storage cupboard.

### Bedroom 2

3.50m x 3.23m

UPVC double glazed window to the rear aspect, fitted carpet flooring throughout, radiator and doors opening to bedroom 3 and a built in storage cupboard.

### Bedroom 3

3.00m x 1.86m

UPVC double glazed window to the rear aspect, fitted carpet flooring throughout, radiator and a wall mounted boiler.

### Outside

To the front of the property an easily maintained concrete garden bordered within a level brick wall surround.

To the rear of the property a fully enclosed concrete courtyard with gate to rear aspect opening to shared alley.

### 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.

### Application Fees

PLEASE NOTE: In order to meet the affordability criteria for this property, potential tenants must have an income of £2,125 pcm (this can be a combined income if more than 1 tenant)

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