

£850 Per  
Per Calendar Month



## Beccles Road

Suffolk, NR33 8HL

- AVAILABLE NOW!
- Newly refurbished
- Two bedrooms plus additional space for office/extra storage
- Low maintenance garden to the rear
- Sought after Carlton Colville location
- Solar panels
- Recently rewired
- External wall insulation
- Newly fitted carpets throughout
- Close to local amenities & transport links





### Sitting Room

3.15m x 3.11m

UPVC double glazed door, UPVC double glazed window, carpet, decorative fireplace and electric radiator.

### Dining Room

3.15m x 2.4m

UPVC double glazed window, carpet and electric fireplace.

### Kitchen

1.87m x 2.35m

Fitted kitchen, space for oven, fridge and washing machine, UPVC double glazed door, UPVC double glazed window

### Bathroom

1.47m x 0.63m

2 x UPVC double glazed window, bath with electric shower, sink, toilet, vinyl flooring.

### Bedroom 1

3.15m x 3.09m

UPVC double glazed window, decorative fireplace, electric radiator, carpet.

### Bedroom 2

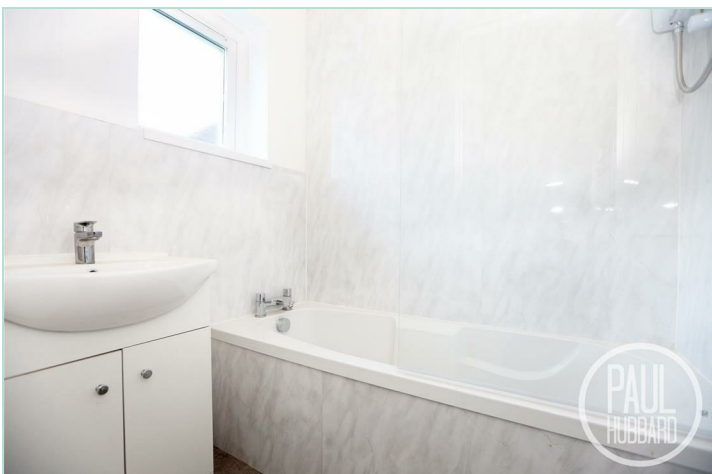
2.60m x 2.22m

UPVC double glazed window, electric radiator, carpet

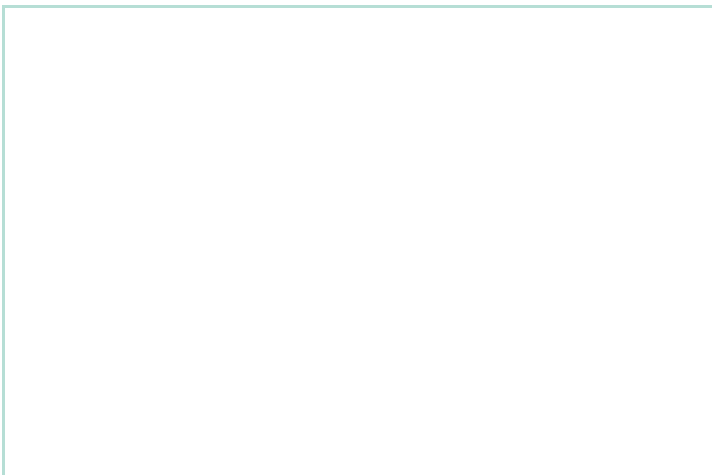
### Office / Extra Storage

1.86m x 2.38m

UPVC double glazed window, hot water tank, carpet







### Agent Note

If you are interested in applying for this property there is a simple process

- 1) Submit your interest by emailing [lettings@paulhubbardonline.com](mailto:lettings@paulhubbardonline.com) or call 01502 531218
- 2) You will be emailed a pre-qualification form to complete.
- 3) Following your viewing, if you wish to proceed with an application this will be submitted to the landlord who will take one candidate through to referencing/credit checking.
- 4) If the landlord approves your application you will be asked to pay a 1 week holding deposit.
- 5) Once references pass you will be asked to pay the remainder of your deposit + your first months rent in advance
- 6) Then we can move you into the property!

\*Deposit - Total 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 Process

Once you have viewed the property please follow the link below to submit your application:

<https://goodlord.wufoo.com/forms/zy2m9ck0in1ovv/?Field500=Lynsey+Day&Field502=Paul+Hubbard+Estate+&id%2F>










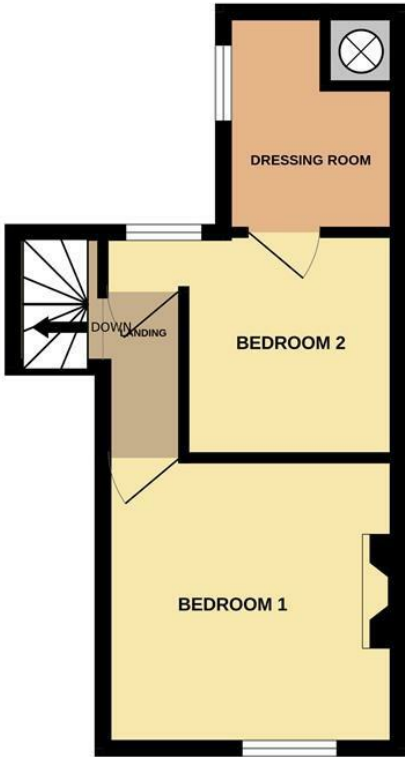
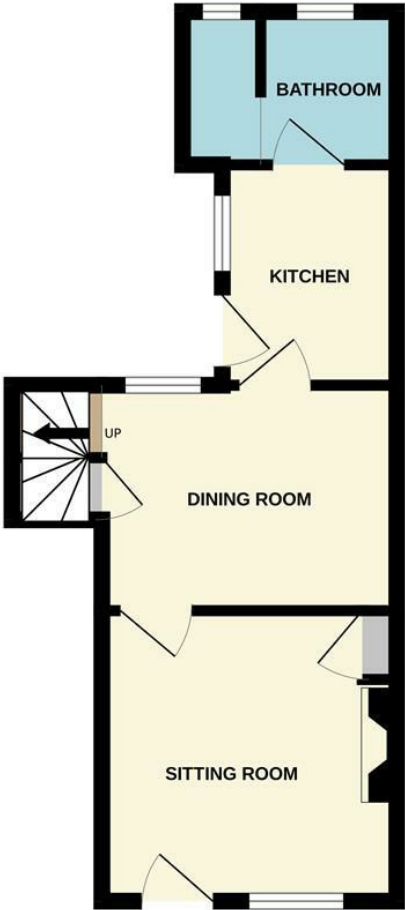


Tenure:  
 Council Tax Band:  
 EPC Rating: C  
 Local Authority:

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>			
(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 	

GROUND FLOOR  
 286 sq.ft. (26.6 sq.m.) approx.

1ST FLOOR  
 246 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA : 531 sq.ft. (49.4 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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