


Tenure:
Council Tax Band: B
EPC Rating:
Local Authority: East Suffolk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

£1,050 Per
Per Calendar Month



GROUND FLOOR
884 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.2 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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Elmhurst Avenue Lowestoft, NR32 3AR

- 2-bedroom semi-detached bungalow
- Comfortable sitting room
- Well-appointed wet room
- Bright conservatory
- Driveway with ample off-road parking
- Private, well-maintained garden
- Close to local shops
- UPVC double glazing throughout
- Sought-after location
- Available from 1st June



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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 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.

Entrance hall

Entrance door to the side aspect, UPVC double glazed windows to the front and side aspects, tiled flooring throughout, a radiator and a door opens to the hallway.

Hallway

Carpet flooring throughout, loft access, a radiator and doors opening to the sitting room, shower room and bedrooms 1-2.

Sitting room

4.15m x 3.78m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and a feature fireplace.

Kitchen

3.96m x 2.78m

Internal UPVC double glazed window and door opening into the conservatory, vinyl flooring throughout, part tiled walls, units above and below, sink with drainer, integrated oven and hob, a radiator and X3 storage cupboards.

Conservatory

2.77m x 2.66m

X2 UPVC double glazed windows and a door leading to the rear garden, vinyl flooring throughout, base units with spaces for a washing machine, tumble dryer and fridge/freezer.

Bedroom 1

3.94m x 3.34m

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

Bedroom 2

2.92m x 2.43m

UPVC double glazed window to the side aspect, carpet flooring throughout and a radiator.

Shower room

2.09m x 1.66m

UPVC double glazed window to the side aspect, wall mounted wash basin, a toilet and a wet room shower.

Outside

To the front, you'll find a spacious driveway offering ample off-road parking, complemented by a charming landmark adorned with well-tended plants and shrubs. A sturdy fence and brick surround define the space, and there's convenient access to the garage, making this area both practical and inviting.

To the rear, you'll find a laid-back garden with a comfy patio area and a neatly laid lawn perfect for relaxing. With direct garage access, a secure fence all around, and an east-facing aspect that bathes the space in soft morning light, it's a charming spot to unwind.

Garage

X2 UPVC double glazed windows to the side aspect, a door opening to the rear and double doors to the front.

Application process

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!

Application fees

PLEASE NOTE: In order to meet the affordability criteria for this property, potential tenants must have an income of 2.5x the monthly rent (this can be a combined income if more than 1 tenant).

*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. Your guarantor must have an income of 3x the monthly rent. A deposit free option may be available for this property subject to terms and conditions – please enquire for further details on this

