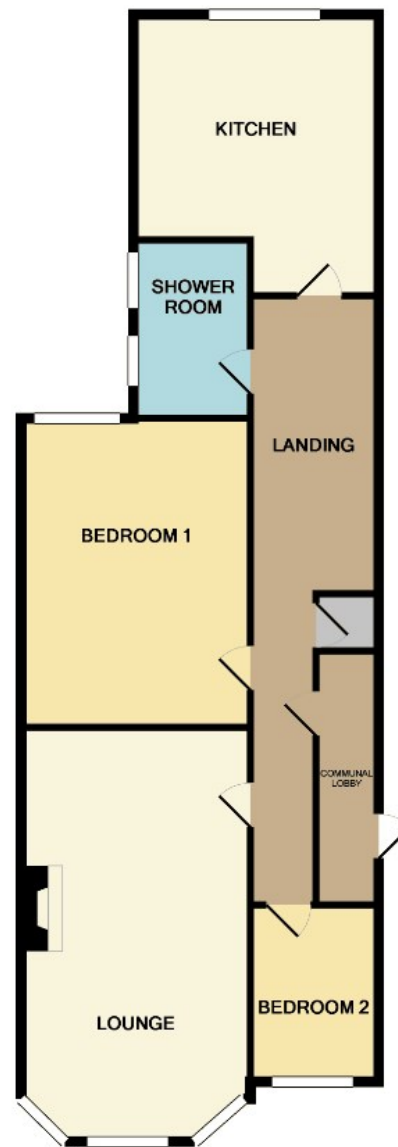


Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(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	



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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



£625
Per Calendar Month



Pakefield Road

Lowestoft, NR33 0HU

- Neutral décor throughout
- Modern kitchen and bathroom
- Ideal seaside location
- Two bedrooms
- First floor apartment
- Short walk to Pakefield beach
- Some sea views!
- One not to miss
- Close to local amenities
- EPC: C73

e - info@paulhubbardonline.com

t - 01502 531218

**PAUL
HUBBARD**



ENTRANCE THROUGH TIMBER DOOR OPENING INTO EN

LOUNGE

17'1" x 10'2"

Bay timber sash window to front and period feature fireplace, carpet flooring.

KITCHEN

8'10" x 8'4"

UPVC double glazed window to rear, units above and below work surfaces, stainless steel sink and drainer, integrated fridge/ freezer, gas oven, gas hob and extractor fan, space for washing machine.

SHOWER ROOM

10'2" x 4'11"

UPVC double glazed window to side, tile flooring, toilet, vanity sink and mains fed shower in glass enclosure.

BEDROOM 1

14'3" x 10'2"

UPVC double glazed window to rear, carpet flooring.

BEDROOM 2

8'2" x 5'7"

Timber sash window to front, carpet flooring.

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 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.

