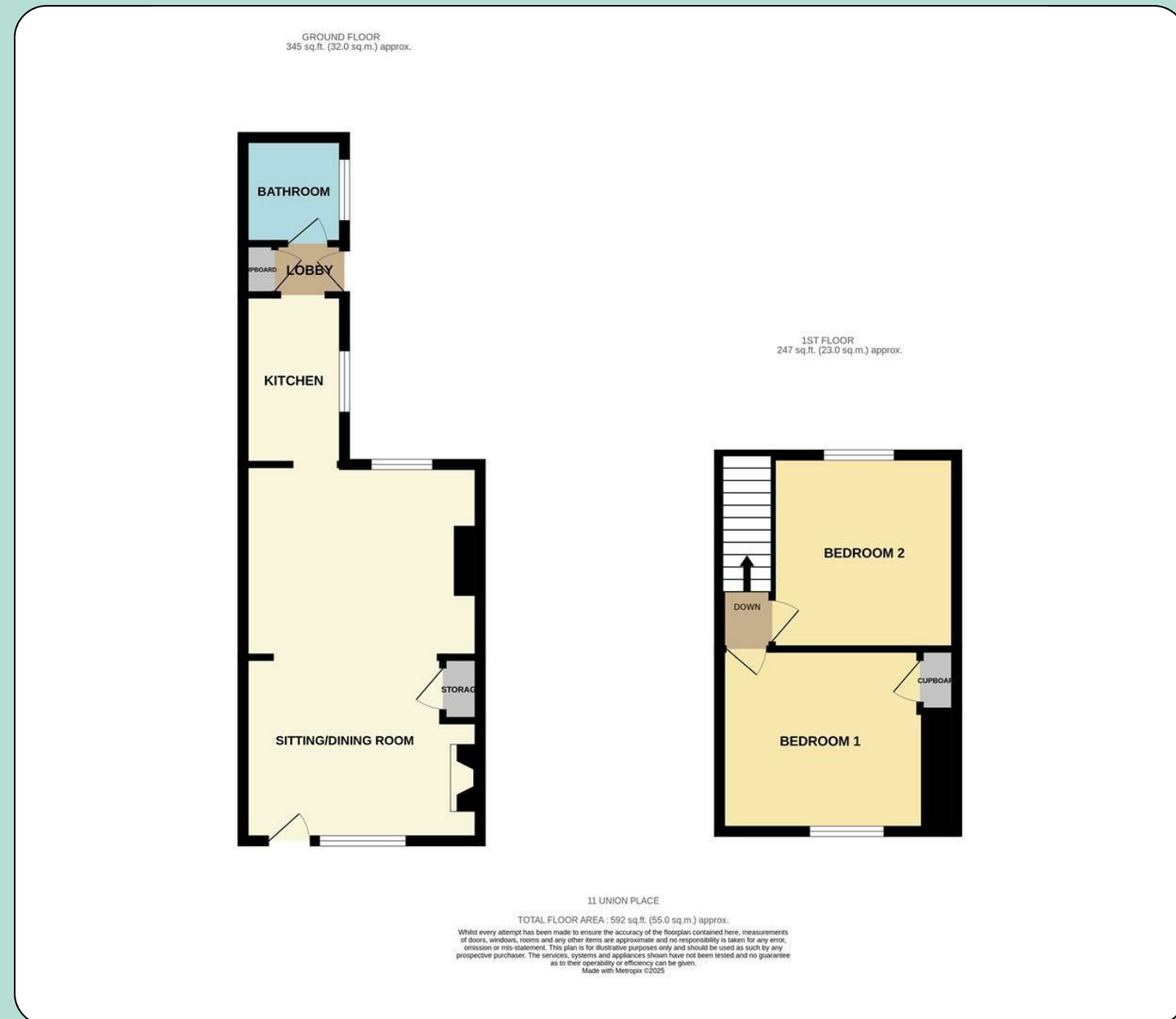


Council Tax Band: A
EPC Rating: E
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Union Place Suffolk, NR33 0HG

- Well presented cottage in the heart of Kirkley
- South facing rear courtyard garden
- Close to local amenities & shops
- Open-plan sitting room/diner
- Ready to move in to

- Charming property
- 2 good size bedrooms
- A short walk to an award winning beach
- Close to local shops and amenities
- Email lettings@paulhubbardonline.com for more information



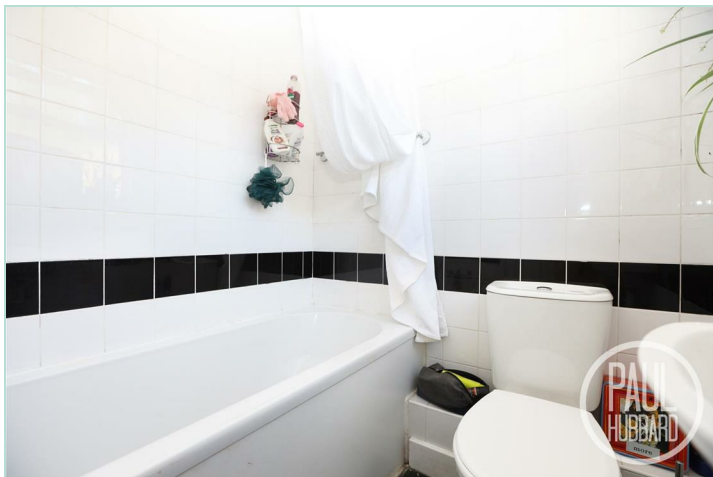
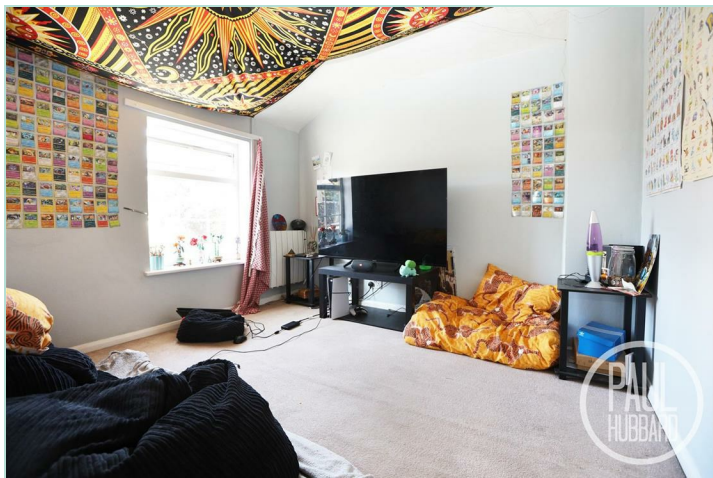
Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

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

e - info@paulhubbardonline.com

t - 01502 531218



Summary

Charming and well-presented cottage located in the heart of Kirkley, just a short walk from an award-winning beach. This delightful property offers an open-plan lounge/diner, two generously sized bedrooms, and a south-facing rear courtyard garden. Conveniently situated close to local amenities and shops, it's ready for you to move straight in and enjoy. Ideal for those seeking a character-filled home in a fantastic location. ** AVAILABLE FROM 1st October 2024! **

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.

Open-plan sitting room/diner

6.15 x 3.27

UPVC entrance door & double glazed window to the front aspect, vinyl flooring throughout, electric radiator, recessed chimney breast with stone hearth & timber mantel, built-in storage cupboard, fitted cupboard housing the consumer unit, UPVC double glazed window to the rear aspect, stairs leading to the first floor landing and an opening takes you through to the kitchen.

Kitchen

2.76 x 1.65

Tile flooring, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with hot & cold taps, spaces for appliances and an opening leads through to the rear lobby.

Rear lobby

Tile flooring, a UPVC door opens to the rear garden and internal doors open to a built-in airing cupboard & the bathroom.

Bathroom

1.73 x 1.60

Tile flooring & walls, UPVC double glazed obscure window to the side aspect, extractor fan, suite comprises a toilet, wall mounted wash basin with hot & cold taps, a panelled bath with hot & cold taps and an electric shower set above.

Stairs leading to the first floor landing

Fitted carpet, loft access and doors opening to bedrooms 1 & 2.

Bedroom 1

3.29 x 3.03

Fitted carpet, UPVC double glazed window to the front aspect, electric heater and a built-in wardrobe.

Bedroom 2

3.01 x 2.80

Fitted carpet, UPVC double glazed window to the rear aspect and an electric radiator.

Outside

The front of the property features a communal walkway with a small brick weave courtyard and a timber storage shed. A pathway leads to the main entrance door and a shingle area to the side adds to the charm.

The south-facing rear garden offers a paved patio, creating a perfect sun trap for outdoor enjoyment. It is fully enclosed with a combination of timber fencing and brick wall surround and includes an outdoor tap for added convenience.

Agent note

Please be aware of the right of way benefiting the neighbouring property over the rear garden. For further information, kindly contact our office.

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 £1875 per

month (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.

