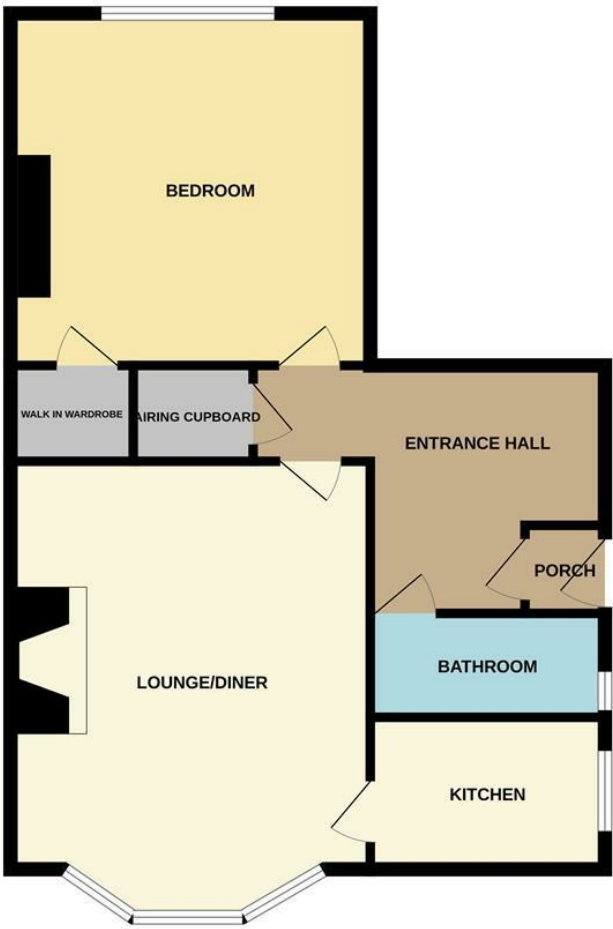


Tenure:  
Council Tax Band: A  
EPC Rating: C  
Local Authority: East Suffolk Council

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

WEDGEWOOD COURT  
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA: 707 sq.ft. (65.7 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.  
Made with Metropix ©2023

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



£695 Per  
Per Calendar Month



## North Parade

Lowestoft, NR32 4PB

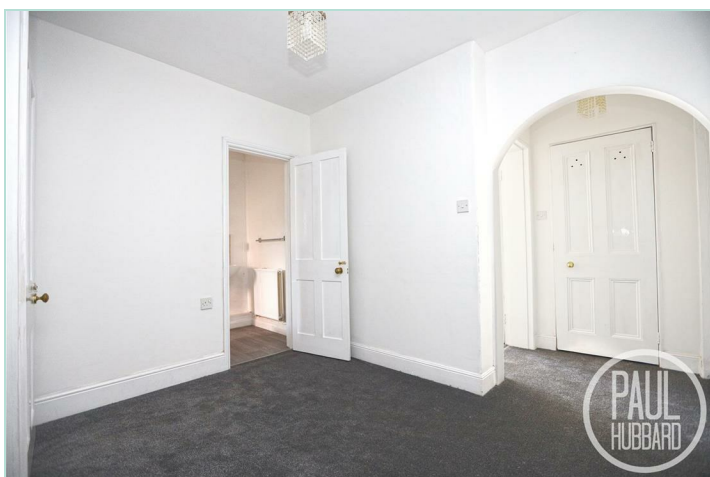
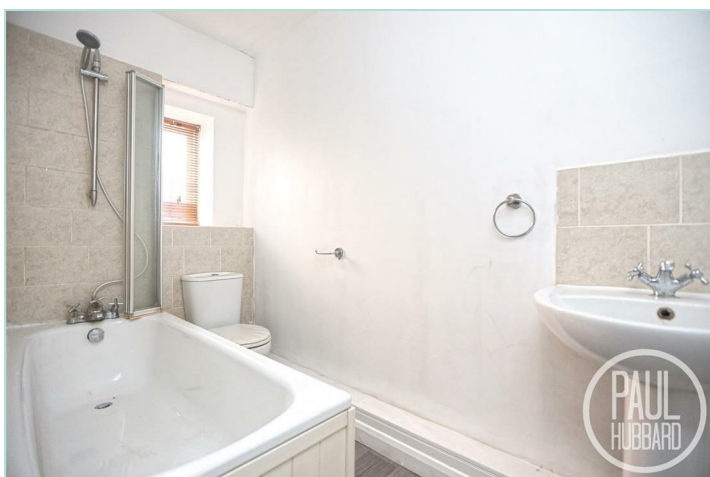
- Boasting space throughout
- 1 Double bedroom
- Bay fronted
- Open plan lounge/diner
- Popular Gunton location
- Separate entrance hall and porch
- Close to local amenities
- Walking distance to North Denes beach
- Modern fitted kitchen
- Available from 10th July 2025



e - info@paulhubbardonline.com

t - 01502 531218





### Location

Discover your dream home 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 tantalize 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, you'll have the best of both worlds: a beautiful coastal retreat with easy access to the city.

### Porch

1.1m x 1.0m

Entrance door to the side aspect, dado rail, integrated shoe mat and a door opening to the entrance hall,

### Entrance Hall

4.4m max x 3.1m max

Fitted carpet flooring throughout, loft hatch, wall mounted gas boiler and doors opening to the bathroom, airing cupboard, lounge/diner and bedroom.

### Bathroom

2.9m x 1.3m

Timber window to the side aspect, vinyl flooring throughout, radiator, pedestal wash basin, part tile walls, toilet and bath with shower attachment above.

### Bedroom 1

4.5m x 4.4m

Timber sash window to the rear aspect, fitted carpet flooring throughout, x2 radiators and door opening to a built in wardrobe.

### Lounge/Diner

6.3m into bay x 4.5m

Large timber sash bay window to the front aspect flooding the room with natural light, fitted carpet flooring throughout, x2 radiators, exposed brick feature fireplace and door opening to the kitchen.

### Kitchen

3.0m x 2.0m

Modern fitted kitchen comprising of vinyl flooring throughout, a selection of units above and below, extractor fan, 4 ring ceramic hob, integrated oven, stainless steel sink with drainer part tile walls, radiator, timber window to the side aspect and space for appliances including a washing machine and fridge freezer.

### Outside

Concrete steps lead down to the entrance door of the flat which is located on the basement level of the main building. Communal parking can be located to the rear of the property.

### 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.

