

£900 Per
Per Calendar Month



London Road Gisleham, NR33 7QS

- 3 Separate bedrooms
- Open plan lounge/diner
- Separate entrance porch
- Garage with power
- Off road parking for multiple vehicles to the rear
- Enclosed rear garden with ample storage
- Close to local amenities
- Utility room
- Popular Gisleham location
- Sea views at the rear

**PAUL
HUBBARD**



Porch

1.47 x 1.09

UPVC entrance door to the front aspect, tile flooring, dual aspect UPVC double glazed windows and a door opens into the entrance hall.

Entrance Hall

Fitted carpet, radiator, stairs leading to the first floor landing and a door opening to the lounge/ diner.

Lounge/ Diner

7.17 max x 3.23 max

Fitted carpet, x2 radiators, UPVC double glazed windows to the front & rear aspect, feature fireplace, under stair storage cupboard and a sliding door opens into the kitchen.



Kitchen

2.93 x 1.96

Tile flooring, units above & below, laminate work surfaces, tiled walls, inset composite sink & drainer with mixer tap, space for an oven, fridge-freezer & washing machine and a sliding door opens to the rear lobby.

Rear Lobby

Tile flooring, UPVC double glazed obscure window to the side aspect, heated towel rail and a door opens into the shower room.

Shower Room

2.59 max x 1.92 max

Tile flooring, x2 UPVC double glazed windows to the side & rear aspect, heated towel rail, extractor fan, toilet, wash basin set into a vanity unit with a mixer tap, tiled walls, a mains-fed shower set into a cubicle enclosure with both handheld & rainfall heads.



Utility Room

2.87 x 1.86

Tile flooring, radiator, dual aspect UPVC double glazed windows, fitted units, laminate work surfaces, space for an appliance and a UPVC stable door opens to the rear courtyard.

Stairs leading to the First Floor Landing

UPVC double glazed window to the side aspect, carpet flooring, heated towel rail, loft hatch and doors opening to bedrooms 1-3.



Bedroom 1

4.10 (into wardrobe) x 3.57

UPVC double glazed windows to the front aspect, carpet flooring, radiator with cover and doors opening to x2 built-in wardrobes.

Bedroom 2

3.48 x 2.68 (into wardrobe)

UPVC double glazed window to the rear aspect, carpet flooring, radiator and doors opening to x2 built-in wardrobes.



Bedroom 3

2.93 x 1.96

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



Outside

To the front, a gated entrance opens into a fully enclosed garden with brick-weave flooring, decorative planting, and access to the entrance porch. To the side, a shared driveway provides access to the rear of the property.

At the rear, a brick-weave courtyard offers an outdoor tap, lighting, and gated access to a bisected vehicular access road. Directly opposite the property is a generous driveway with parking for multiple vehicles, leading up to the garage. Beyond the garage, gated access opens to the main garden, which features a paved area, three timber storage sheds, a greenhouse, and a well-kept lawn. A separate patio area provides an ideal space for seating, surrounded by mature trees. Steps rise to a raised decking area with a feature archway pergola, complemented by outdoor sockets and enclosed with panel fencing for privacy. In addition, there is a public parking space nearby, perfect for guests.

Garage

7.43 x 3.16

Equipped with power, lighting, and ample space for parking or storage.

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.



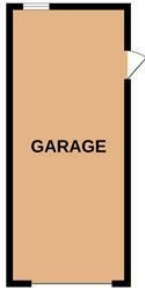




Council Tax Band: A
 EPC Rating: D
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
 728 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR
 335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 1062 sq.ft. (98.7 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.
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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 are 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