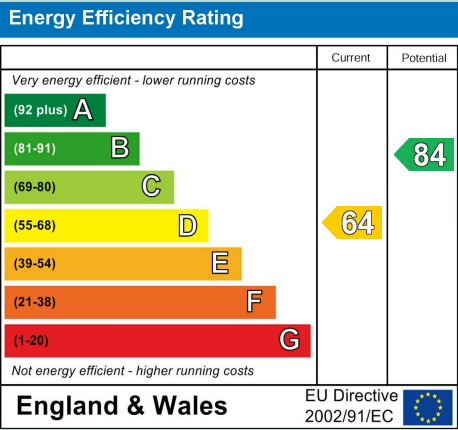


Council Tax Band: A  
EPC Rating: D  
Local Authority: East Suffolk Council



## Spurgeon Score

Lowestoft, NR32 1XB

- Mid terrace cottage 2 double bedrooms
- Recently renovated throughout
- Gas central heating
- UPVC double glazing
- 2 good size reception rooms
- Spacious bathroom
- Modern kitchen
- West facing rear courtyard garden
- Tucked away near the triangle market
- Close to local amenities, shops & schools

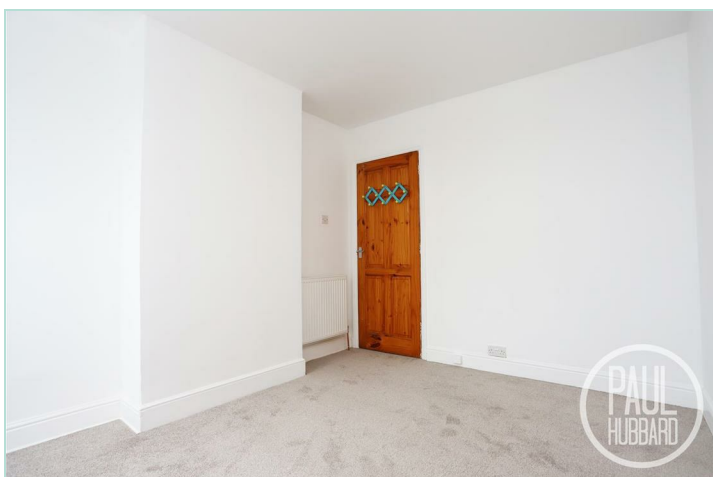
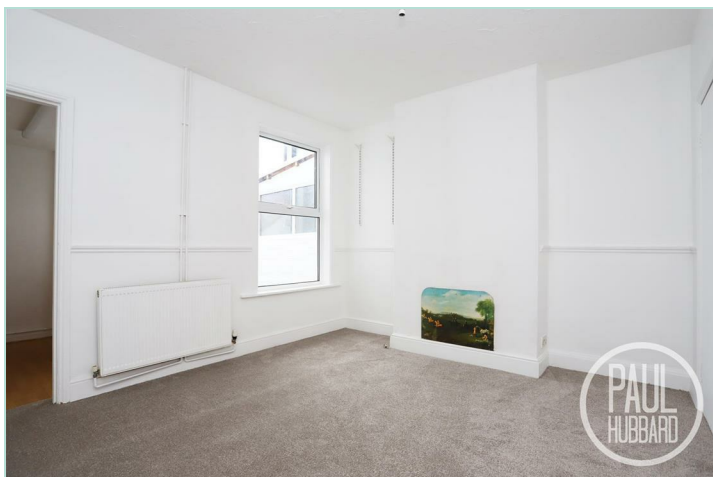


Paul Hubbard Estate Agents  
178-180 London Road South  
Lowestoft  
Suffolk  
NR33 0BB

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





### 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.

### Sitting Room

3.67 x 3.16

UPVC entrance door & double glazed window to the front aspect, radiator, fitted carpet, built-in cupboards and an opening leads through to the stairs & then the dining room.

### Dining Room

3.69 x 3.29

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, under-stair storage cupboard and a doorway opening leads through to the kitchen.

### Kitchen

3.05 x 2.01

Laminate flooring, radiator, units above & below, inset stainless steel sink & drainer with hot & cold taps, space for an oven & fridge-freezer, UPVC double glazed window to the side aspect and a door leads out to the garden.

### Stairs leading to the First Floor Landing

Fitted carpet and doors opening to bedrooms 1 & 2.

### Bedroom 1

3.68 x 3.28

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a door opening to the hallway.

### Bedroom 2

3.33 x 2.84

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a door opening to the hallway.

### Hallway

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

### Bathroom

3.00 x 2.01

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, radiator, built-in storage cupboard, toilet, pedestal wash basin with hot & cold taps, a panelled bath with a mixer tap & a handheld shower attachment and tile splash backs.

### Outside

A neatly presented frontage with a brick wall surround leads up to the main entrance door at the front of the property.

A fully enclosed, west-facing rear courtyard features a combination of panel fencing and brick wall surround. The area includes two brick-built outhouses - one with space for a washing machine and the other providing useful storage. Gated access to the rear is also available.

### 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.

