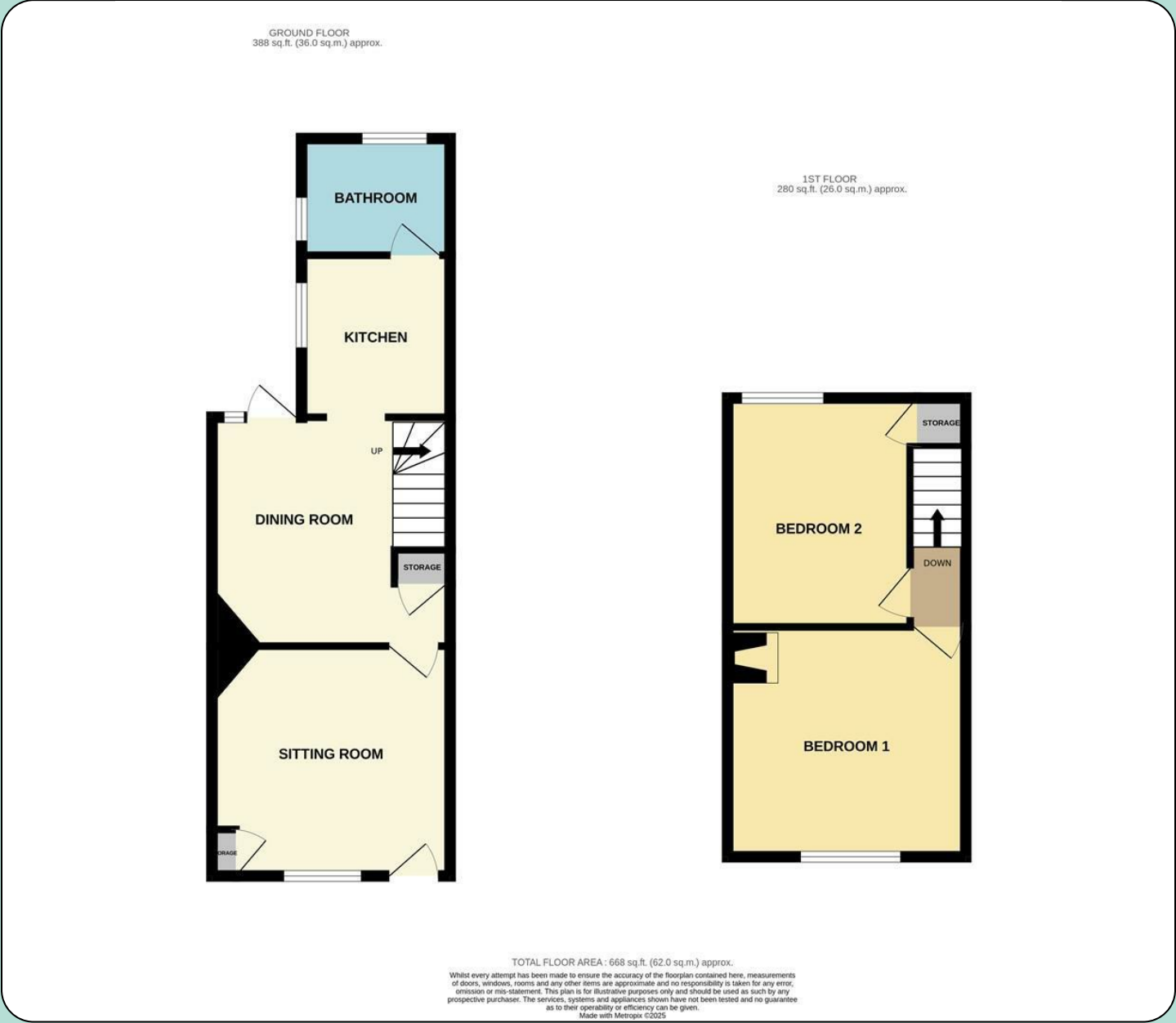


Tenure:  
Council Tax Band: A  
EPC Rating: D  
Local Authority: East Suffolk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(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



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



## Somerton Avenue

Lowestoft, NR32 4EZ

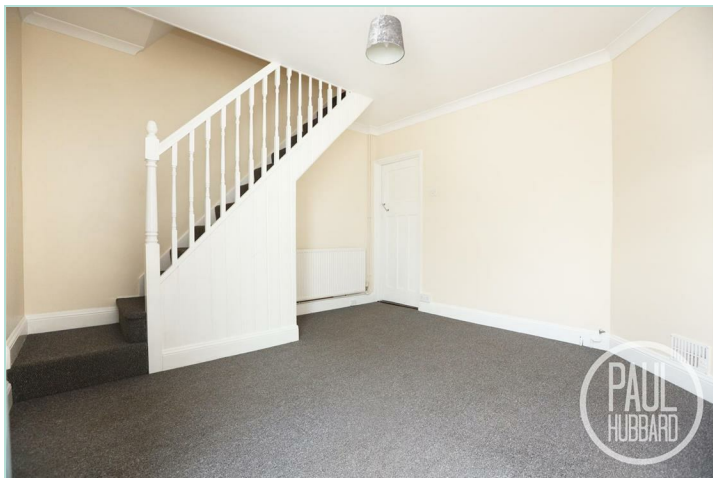
- 2-bedroom end-terraced house
- Separate sitting room and dining room
- Private rear garden
- Ground floor bathroom
- Within easy reach of schools
- Gas central heating
- UPVC double glazing throughout
- Ideal for couples, small families, or professionals
- Good transport links nearby
- Close to local shops and amenities

e - info@paulhubbardonline.com

t - 01502 531218







### 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

3.72m x 3.58m

UPVC double glazed window and door to the front aspect, carpet flooring throughout, a radiator, storage cupboard housing the electrics, feature fireplace and a door opening to the dining room.

### Dining room

3.70m x 3.59m

UPVC double glazed door to the rear aspect, carpet flooring throughout, a radiator, storage cupboard, stairs leading to the first floor landing and an opening to the kitchen.

### Kitchen

2.54m x 2.30m

UPVC double glazed window to the side aspect, vinyl flooring throughout, part tiled walls, units above and below, laminate work surfaces, stainless steel sink with drainer, integrated oven, hob, extractor fan, spaces for a washing machine and fridge/freezer, a radiator and a door opens to the bathroom.

### Bathroom

2.46m x 1.83m

UPVC double glazed obscure windows to the side and rear aspects, vinyl flooring throughout, part tiled walls, bath with over head shower, pedestal wash basin, toilet and a radiator.

### Stairs leading to the first floor landing

Carpet flooring throughout, loft hatch and doors opening to bedrooms 1-2.

### Bedroom 1

3.73m x 3.58m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and a feature fireplace.

### Bedroom 2

3.59m x 2.95m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and a storage cupboard housing the gas combi boiler.

### Outside

To the Front the property is approached via a paved pathway leading to the main entrance door. The garden is laid to lawn with planted borders, and benefits from gated front access.

To the Rear the garden offers a raised decking area, ideal for seating and relaxation, with the benefit of an outside tap. A paved pathway leads to the rear gate, giving access to the rear path. The garden is mainly laid to lawn, with a low-maintenance slate area adding further versatility.

### 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

### Agent note

Boiler installed in 2020.

