

Council Tax Band: A
EPC Rating:
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		
(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

£900 Per
Per Calendar Month



Gratton Dale

Carlton Colville, NR33 8WP

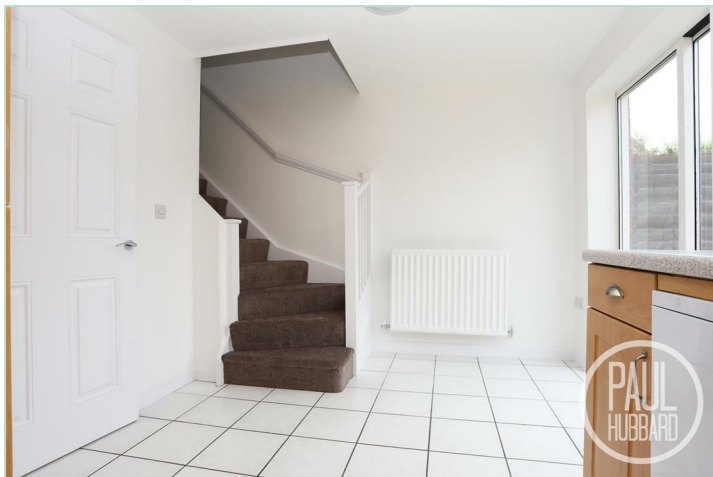
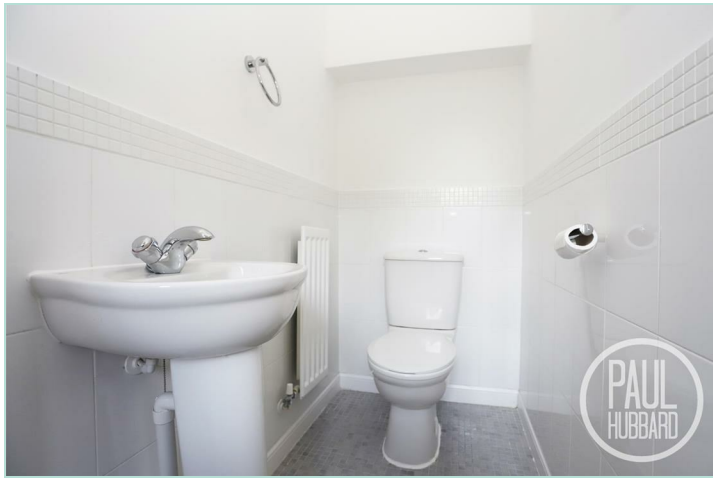
- Well presented mid terrace home
- 2 separate bedrooms
- Ground floor cloakroom & first floor bathroom
- Spacious sitting room
- Allocated off road parking space & garage to the rear
- UPVC double glazing & gas central heating
- Fully enclosed rear garden
- Good size kitchen/ diner
- In sought after Carlton Colville
- Close to local amenities, shops & schools

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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 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.





Location

This home is located in Carlton Colville, on the edge of Lowestoft and Oulton Broad, which is one of the entry points to the stunning Norfolk Broads. Carlton Colville itself benefits from local amenities including schools and supermarkets, whilst offering an easy access link into Lowestoft town centre. Lowestoft provides a central train station and an additional range of amenities.

Entrance Hall

Composite entrance door to the front aspect, fitted carpet, radiator, space for storing coats and doors open to the cloakroom & sitting room.

Cloakroom

1.63 x 0.99

Vinyl flooring, radiator, extractor fan, toilet, pedestal wash basin with a mixer tap and tile splash backs.

Sitting Room

4.43 max x 3.15 max

Fitted carpet, UPVC double glazed window to the front aspect, radiator, electric fireplace, under-stair storage cupboard and a door opens to the kitchen/ diner.

Kitchen/ Diner

4.11 max x 2.76 max

Tile flooring, UPVC double glazed window to the rear aspect, radiator, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built-in double oven, gas hob & extractor hood, integrated fridge freezer, dishwasher & washing machine, sliding doors open out to the rear garden and stairs lead up to the first floor landing.

Stairs leading to the First Floor Landing

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

Bedroom 1

3.46 max x 3.26 max

Fitted carpet, UPVC double glazed window to the front aspect, radiator, built-in wardrobe with double doors and a door opening to the en-suite shower room.

En-suite Shower Room

1.58 x 1.48

Vinyl flooring, UPVC double glazed obscure window to the front aspect, radiator, extractor fan, tile splash backs, toilet, pedestal wash basin with mixer tap and a mains-fed shower set into a cubicle enclosure.

Bedroom 2

3.25 x 2.17

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a built-in wardrobe.

Bathroom

1.85 x 1.69

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, radiator, extractor fan, tile splash backs, toilet, pedestal wash basin with mixer tap, panelled bath with hot & cold taps and a mains-fed shower set above.

Outside

A neatly laid lawn with a central pathway leads to the main entrance door, framed by shrubs on either side for added privacy. The entrance is enhanced with a sheltered porch and outdoor lighting.

The rear garden is mainly laid to lawn and features a decked seating area, outdoor tap, and gated rear access. It is fully enclosed by a panel fence surround, offering both security and privacy. Behind the rear gate is a garage providing valuable off-road parking or storage.

Application Process

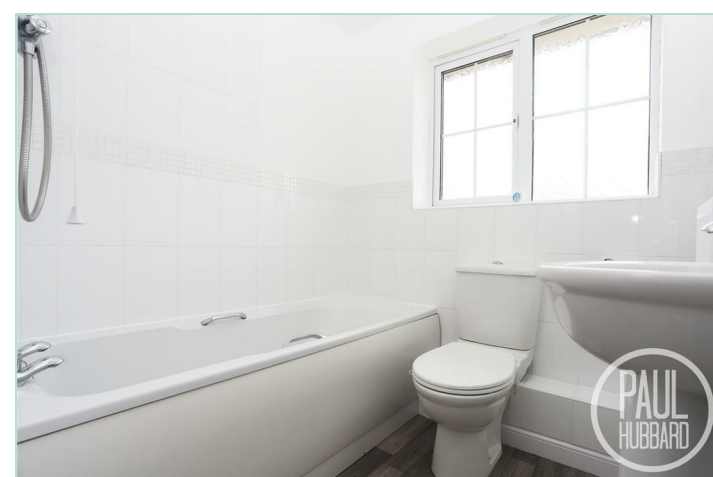
If you are interested in applying for this property there is a simple process

- 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