

£875 Per
Per Annum



Southwell Road

Lowestoft, NR33 0RW

- 3 bedroom property
- West facing rear garden
- Close to local amenities, shops & schools
- Nestled in the heart of South Lowestoft
- Walking distance to the beach
- Well presented throughout
- Front entrance porch
- Double glazing throughout
- Separate sitting room and dining room
- EPC Rating: E40





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.



Porch

1.84 x 0.67

Vinyl flooring throughout, UPVC double glazed entrance door and full length windows, door opening to the sitting room.



Sitting Room

3.43 x 3.39

Carpet flooring throughout, UPVC double glazed window, radiator, doors opening to a built in storage cupboard and the hallway which leads to the sitting room and stairs to the first floor landing.

Dining Room

3.43 x 3.39

Carpet flooring throughout, feature obscure window, radiator, door opening to an under-stair storage cupboard and double internal doors opening to the kitchen.



Kitchen

3.06 x 2.79

Tile flooring throughout, UPVC double glazed window and door opening to the rear garden, radiator, tile splash backs, units above and below, laminate work surfaces, stainless steel sink with drainer, extractor fan, integrated oven, 4 ring gas hob and door opening to a rear lobby.



Lobby

Tile flooring throughout, door opening to the bathroom, wall mounted gas combi boiler with space below for a washing machine.

Bathroom

2.99 x 1.64

Vinyl flooring throughout, UPVC double glazed window, part-tile walls, radiator, vanity unit with inset hand wash basin, toilet and bath with handheld shower attachment above.



First Floor Landing

Carpet flooring throughout and doors opening to bedrooms 1 and 2.

Bedroom 1

3.43 x 3.40

Carpet flooring throughout, UPVC double glazed window, radiator and door opening to a built in storage cupboard.

Bedroom 2

3.44 x 3.39

Carpet flooring throughout, UPVC double glazed window, radiator and doors opening to a built in storage cupboard and bedroom 3.



Bedroom 3

3.87 x 1.83

Carpet flooring throughout, UPVC double glazed window and a radiator.

Outside

A gated entrance opens onto a fully enclosed, low-maintenance patio garden with attractive decorative shrubs, leading up to the entrance porch.



To the rear, a pathway provides access to a raised concrete seating area, perfect for enjoying the afternoon sun, with a gate offering convenient rear access. The garden also benefits from a desirable west-facing aspect.





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

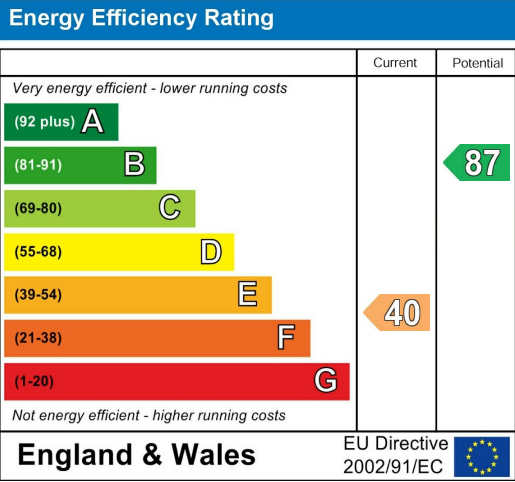
PLEASE NOTE: In order to meet the affordability criteria for this property, potential tenants must have an income of 2.5x the monthly rent (this can be a combined income if more than 1 tenant).

*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

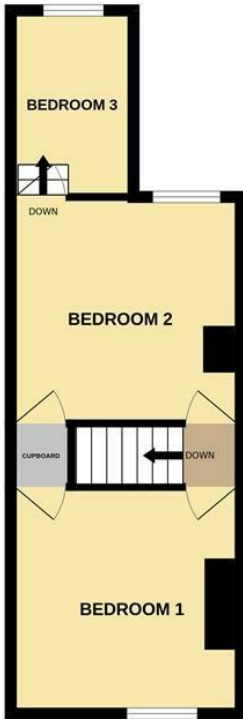
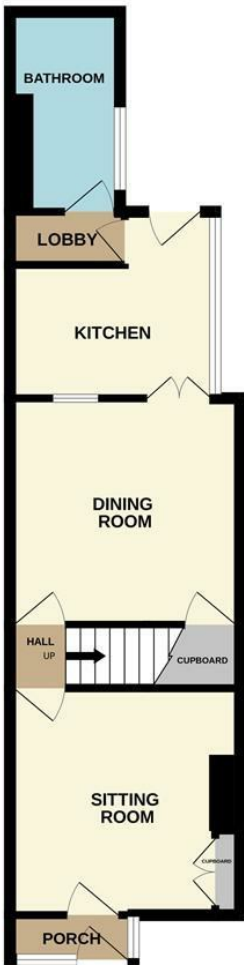
if you have had previous bad credit. Your guarantor must have an income of 3x the monthly rent. A deposit free option may be available for this property subject to terms and conditions – please enquire for further details on this.

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



GROUND FLOOR
433 sq.ft. (40.3 sq.m.) approx.

1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq.ft. (70.9 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 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