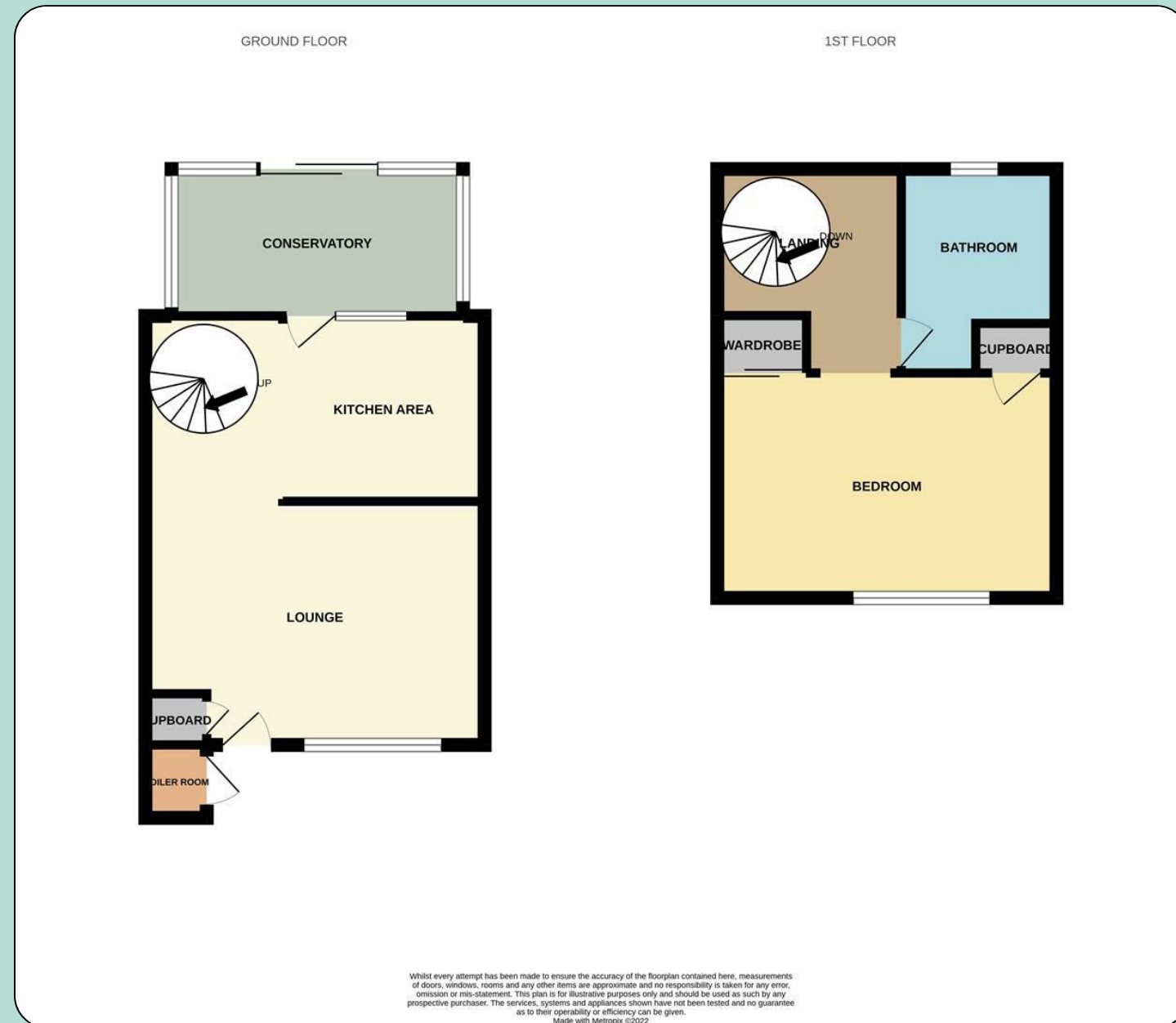


Tenure:
Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	71	
(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



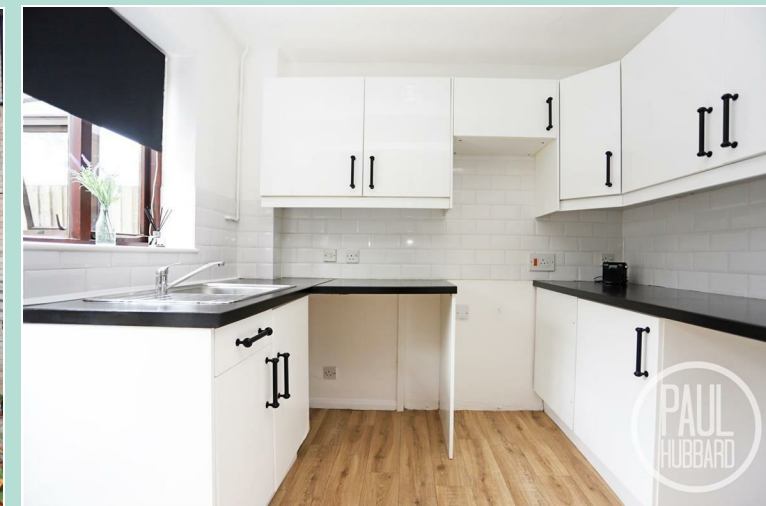
Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

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



£695 Per
Per Calendar Month



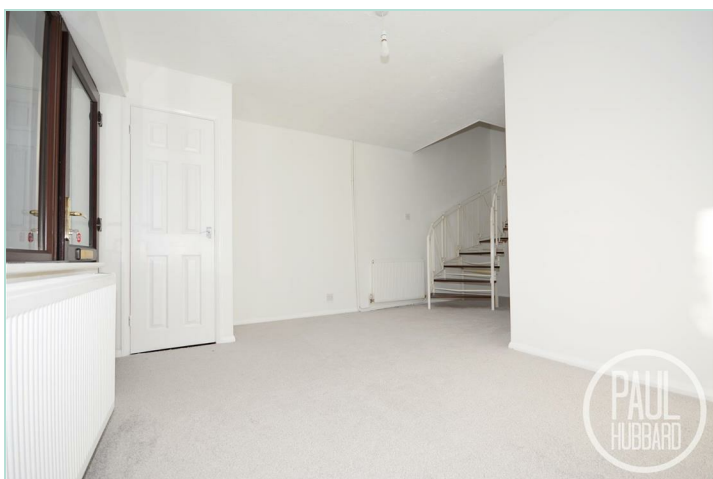
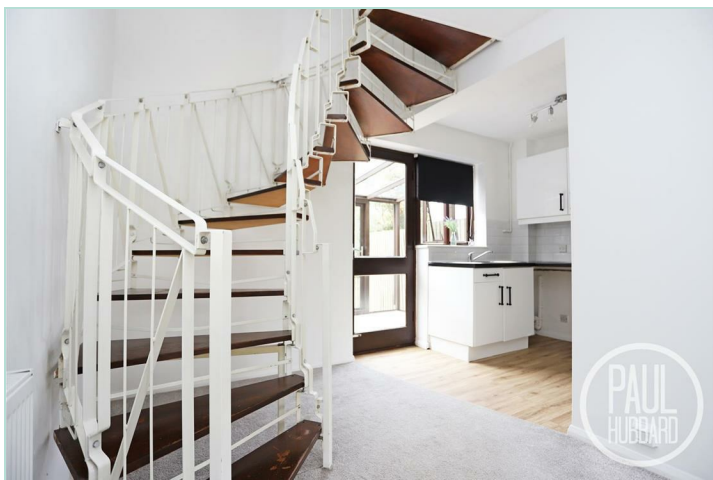
Harebell Way
Carlton Colville, NR33 8EX

- No deposit option available
- One double bedroom
- Conservatory
- Open plan living room
- Front and rear gardens
- Close to local amenities
- Ideal for public transport links
- Gas central heating
- Popular location
- Available end of November

e - info@paulhubbardonline.com

t - 01502 531218

**PAUL
HUBBARD**



Location

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to Blue Flag award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

Lounge/Diner

5.3 x 4.3

UPVC double glazed window and entrance door to front aspect, carpet flooring, radiator, door opening to storage cupboard, opening to kitchen and feature spiral stairs leading to first floor landing.

Kitchen

2.5 x 1.8

Timber single glazed window and door to rear aspect opening into the conservatory, vinyl flooring, part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, space for washing machine, electric oven and fridge.

Conservatory

3.7 x 1.9

UPVC sliding doors to rear aspect opening into the garden and windows surround, vinyl flooring, sockets and tap.

Stairs to the first floor landing

Carpet flooring, door opening to bathroom and opening to bedroom.

Bathroom

2.6 x 2.0

UPVC double glazed window to rear aspect, vinyl flooring, radiator, toilet, pedestal wash basin and panelled bath with mains fed shower above.

Bedroom 1

4.3 x 2.7

UPVC double glazed window to front aspect, carpet flooring, radiator and doors opening to built in wardrobe and cupboard.

Outside

To the front of the property a concrete pathway with shingle border leads up to a small laid lawn front garden, main entrance door and outhouse with boiler inside.

To the rear of the property a patio seating area leads down to a lawn garden which houses a timber garden shed, all fully enclosed within a timber fence surround. A timber gate to side aspect opens to rear access.

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 however no deposit option may be available.

**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.

Disclaimer

Please note that the photographs and images used in this listing were taken at an earlier date and may not accurately represent the current condition of the property. To ensure you have a complete and up-to-date understanding of the property's features and condition, we strongly recommend arranging an in-person inspection. Our team is happy to assist in scheduling a viewing at your convenience. Thank you for your understanding.

