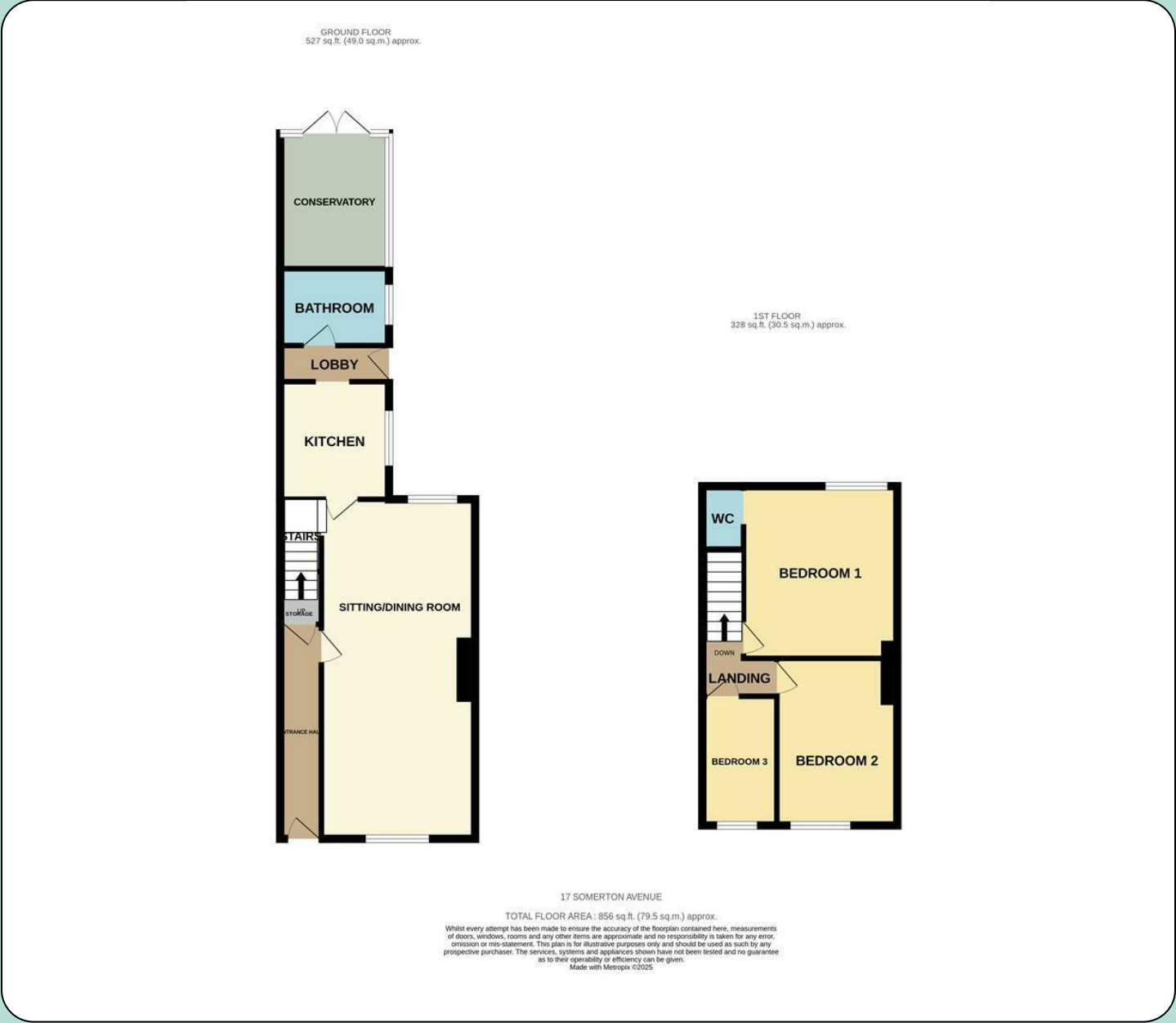


Tenure:
Council Tax Band: B
EPC Rating:
Local Authority: Waveney District Council

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	



£950 Per
Per Calendar Month



Somerton Avenue

Suffolk, NR32 4EY

- Three bedrooms
- West Facing Lawn Garden
- UPVC double glazing throughout
- Great layout
- Popular Location
- Gas central heating
- Ground floor bathroom and first floor WC
- Modern decor throughout
- Spacious sitting/ dining room
- Close to local shops and amenities



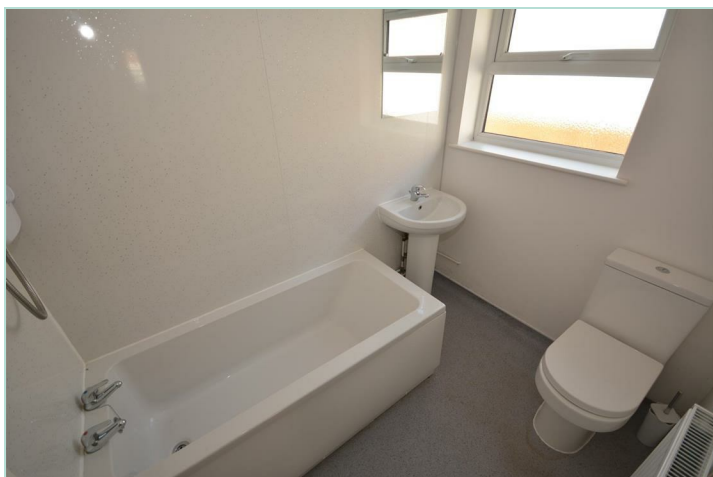
Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

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

e - info@paulhubbardonline.com

t - 01502 531218



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.

Entrance hall

UPVC double glazed front door, wooden flooring, under stairs storage cupboard and door to lounge/diner

Sitting/ Dining room

7.3 x 3.3

UPVC double glazed window to front and rear, LVT flooring, stairs rising to first floor and door to kitchen

Kitchen

2.6 x 2.6

UPVC double glazed window to side and door to rear, LVT flooring, fitted units above and below work surfaces, stainless steel sink and drainer, integral oven, grill, induction hob and extractor fan, fridge-freezer,

Bathroom

2.2 x 1.7

UPVC double glazed window to side, vinyl flooring, pedestal sink, toilet and panel bath with electric shower

Stairs leading to the first floor landing

Carpet flooring, doors to bedrooms 1,2 & 3

Bedroom 1

3.6 x 3.4

UPVC double glazed window to rear and carpet flooring

Bedroom 2

3.8 x 2.7

UPVC double glazed window to front and carpet flooring

Bedroom 3

2.9 x 1.5

UPVC double glazed window to front and carpet flooring

Conservatory

2.9 x 2.5

UPVC double glazed surround and French doors to rear, vinyl flooring

Outside

To the front there is a small enclosed garden area with walkway leading to front door

To the rear there is a beautiful west facing lawn garden with gated access to the rear, timber shed and door to conservatory

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

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.

Disclaimer

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