

£1,100 Per
Per Calendar Month



Killick Crescent

Lowestoft, NR33 8FR

- Beautifully presented throughout
- Recently renovated
- Ideal family home
- 3 Bedrooms set across 3 floors
- Off road parking
- Popular Carlton Colville location
- Master bedroom with ensuite
- Ground floor WC
- Situated in a cul de sac
- EPC Rating: C78





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

Wood effect laminate flooring throughout, UPVC entrance door, a radiator, carpet stairs to the first floor landing, opening to the kitchen breakfast room and doors opening into the WC the sitting room and under stairs storage.

Kitchen/Breakfast Room

3.72 x 1.92

Tile flooring throughout, UPVC double glaze window, a radiator, units above and below laminate work surfaces, tile splash backs, sink with drainer, extractor fan, 4 ring gas hob, integrated oven, space for a washing machine, fridge freezer and cupboard housing the gas boiler.

WC

1.56 x 0.80

Tile flooring throughout, a radiator, toilet, and a slimline pedestal hand wash basin.

Sitting Room

3.96 x 3.30 max

Carpet flooring throughout, UPVC double glaze windows and French doors opening into the garden, and a radiator.



First Floor Landing

Carpet flooring throughout, UPVC double glaze window, a radiator, stairs leading to the second floor landing and doors opening to the bathroom and bedroom 2-3.

Bathroom

2.13 x 1.77

Laminate flooring throughout, UPVC double glaze window, a radiator, part tile walls, toilet, pedestal hand wash basin, and bath with mains fed shower above.

Bedroom 2

3.96 max x 2.61

Located at the rear of the property, carpet flooring throughout, UPVC double glazed windows, a radiator and folding doors opening to a built-in wardrobe.

Bedroom 3

2.64 x 2.14

Located at the front of the property, carpet flooring throughout, a radiator and folding door opening to a built-in wardrobe.

Second Floor Landing

Carpet flooring throughout, doors opening to a built in storage cupboard and master bedroom.





Bedroom 1

3.75 max x 3.07

Carpet flooring throughout, UPVC double glazed window, a radiator, loft hatch, folding doors opening to a built-in wardrobe and door opening to an en suite.

Ensuite

1.68 max x 1.65

Tile flooring throughout, UPVC double glaze window, part tile walls, a radiator, toilet, vanity unit with inset hand wash basin and mains fed shower enclosed within a glass cubicle.

Outside

Garage (4.5m x 2.7m Approx.)

A brick built garage with up and over door to the front aspect timber door to the side aspect, light and power inside.

To the front of the property, an easily maintained lawn with a shingle border leads to the main entrance door, while a driveway to the side provides off-road parking for multiple vehicles and includes a timber gate giving access to the rear garden.

At the rear, the property enjoys a fully enclosed garden with laid lawn, featuring a patio pathway that leads directly to the garage.

Application Process

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

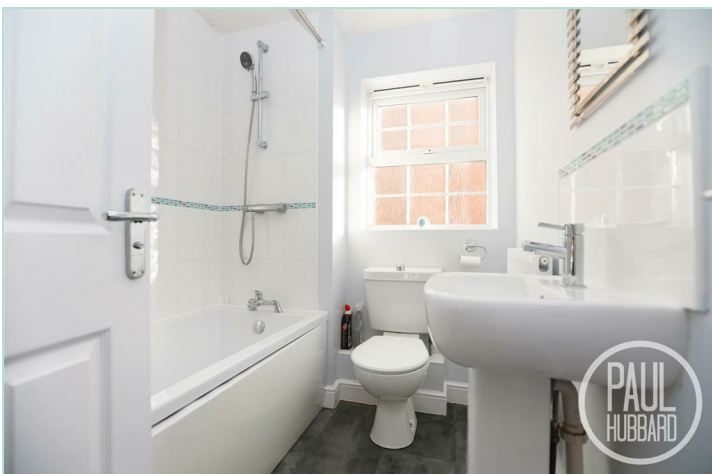
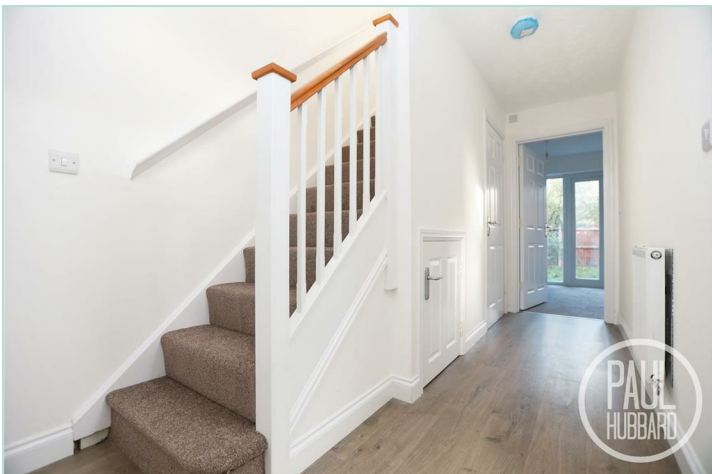
- 1) Submit an application form to the office
- 2) Upon successful application you will be asked to pay your deposit
- 3) Once references pass you will be asked to pay your first months rent in advance
- 4) Then we can move you into the property!

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.







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	78	
(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		

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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 are 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