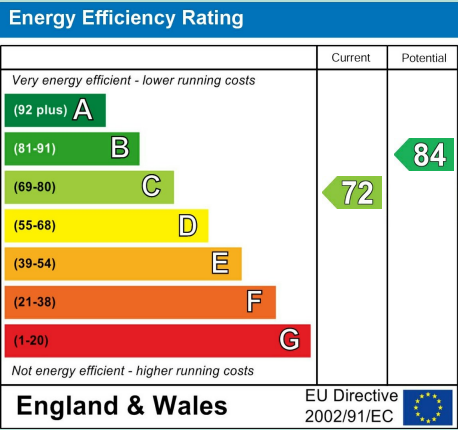


Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council



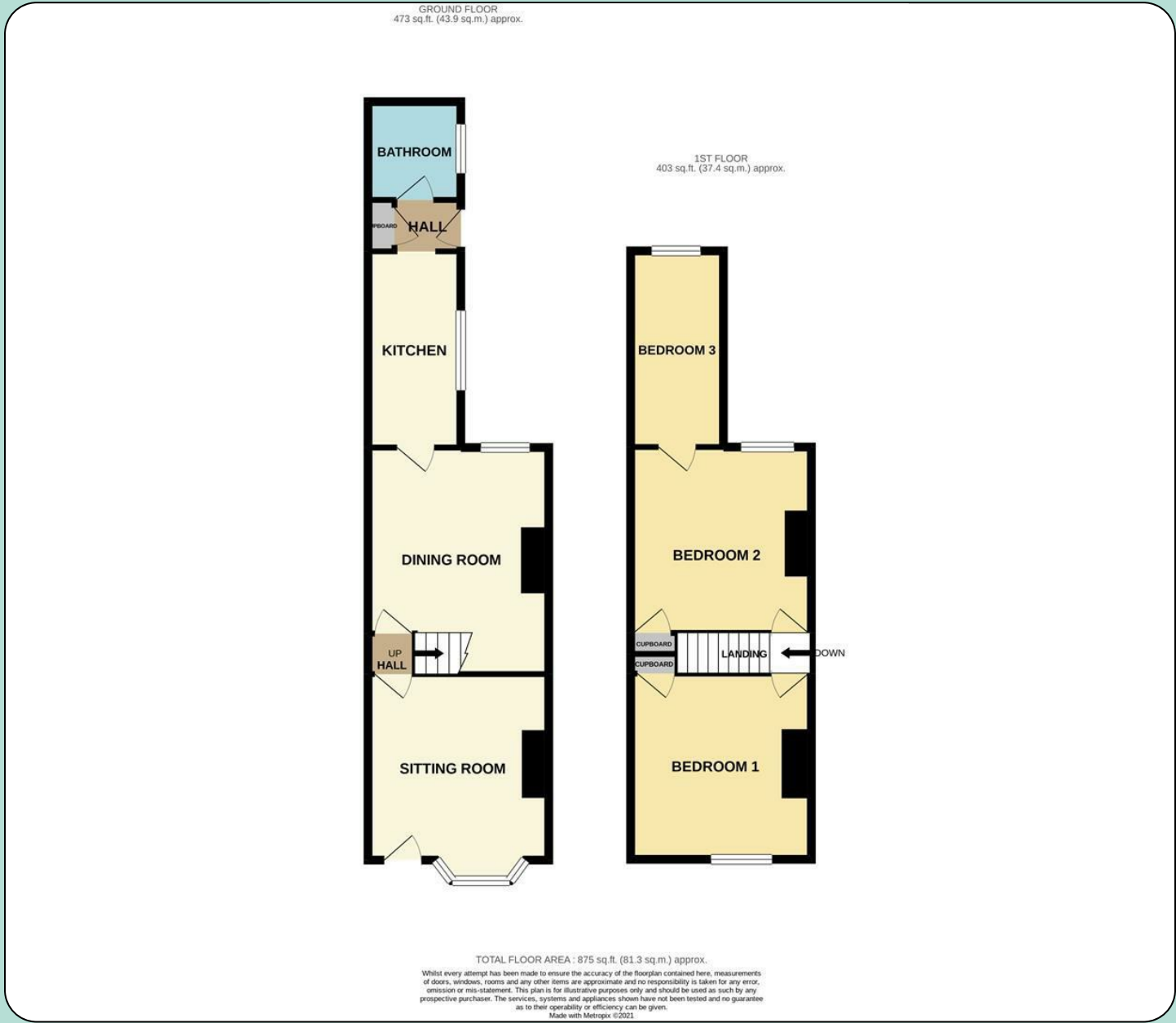
£850 Per
Per Calendar Month



Wollaston Road

Lowestoft, NR32 2PE

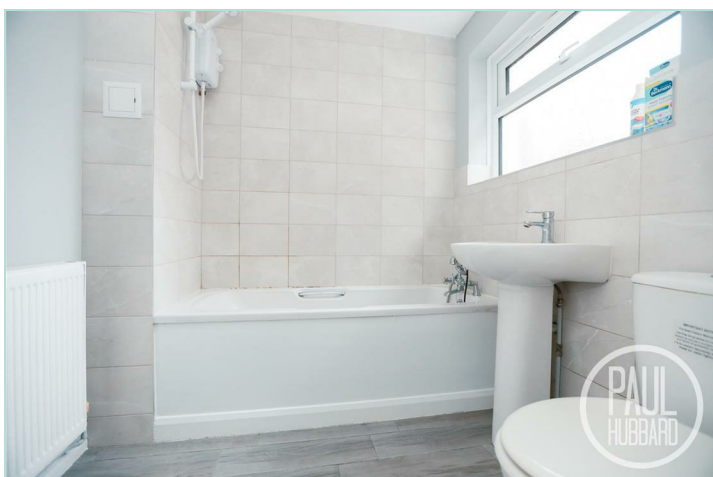
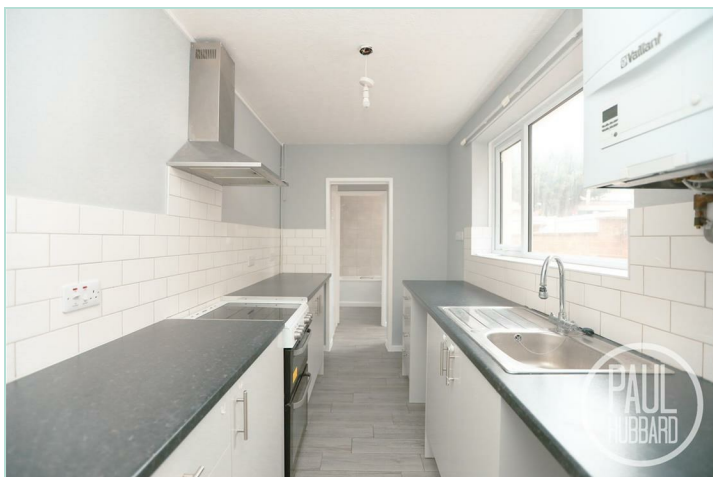
- Bay fronted family home
- 3 Bedrooms
- Separate sitting room and dining room
- Ground floor bathroom
- Close to local amenities and the town centre
- West facing courtyard garden
- UPVC double glazing
- Modern kitchen
- EPC Rating: C72
- No deposit may be available for suitable applicants



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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



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.

Sitting Room

3.8m x 3.7m
UPVC double glazed bay window and entrance door to front aspect, newly fitted carpet flooring, radiator, feature fireplace and door opening to hallway.

Hallway

Carpet flooring, door opening to dining room and stairs leading to the first floor landing.

Dining Room

4.8m max x 3.7m
UPVC double glazed window to rear aspect, newly fitted carpet flooring, radiator and door opening to kitchen.

Kitchen

4.0m x 1.9m
UPVC double glazed window to side aspect, tile flooring, gas combi boiler, radiator, opening to rear hall and units above and below, part tile walls, stainless steel sink with drainer, space for fridge freezer, electric oven and washing machine.

Rear Hall

UPVC double glazed door to side aspect opening to the garden, tile flooring, doors opening to storage cupboard and bathroom.

Bathroom

2.0m x 1.9m
UPVC double glazed window to side aspect, tile flooring, part tile walls, toilet, pedestal wash basin, bath with handheld shower attachment and a radiator.

Stairs to the First Floor Landing

Carpet flooring, loft hatch, door opening to bedrooms 1 and 2.

Bedroom 1

3.8m x 3.7m
UPVC double glazed window to front aspect, carpet flooring, radiator and door opening to storage cupboard.

Bedroom 2

3.9m x 3.7m
UPVC double glazed window to rear aspect, carpet flooring, radiator, doors opening to storage cupboard and bedroom 3.

Bedroom 3

4.1m x 1.9m
UPVC double glazed window to rear aspect, carpet flooring and radiator.

Outside

To the front of the property a cast iron gate opening to a small paved courtyard within a level brick wall surround.

To the rear of the property a west facing paved courtyard with timber garden shed and timber gate opening to alley access, all within a brick wall surround.

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.

