



## Lowestoft,

£925 PCM

- Terraced home
- Three bedrooms
- EPC: C
- Spacious kitchen/diner
- Residents parking
- Holding deposit: £213.46
- Modern ground floor bathroom
- Close to town centre & train station
- Sorry no smokers

# Stanford Street, Lowestoft

A well-presented three bedroom terraced house located just a short distance from the town centre & train station.  
GFCH. EPC C.



Council Tax Band: A



## DESCRIPTION

Flick & Son are pleased to offer for rent this well-presented three bedroom terraced house located just a short distance from the town centre & train station.

## ACCOMMODATION

The elevated frontage leads you into a welcoming lounge, beautifully finished in neutral tones to create a calm and inviting atmosphere. From here, a door opens into an inner lobby with staircase rising to the first-floor landing and access through to kitchen/breakfast room.

The kitchen/breakfast room is fitted with a modern range of units and benefits from an integrated oven, electric hob and extractor fan, with dedicated spaces for a fridge and freezer. A further door leads into a useful utility room, providing additional storage and workspace, and offering access to the ground floor bathroom with shower over bath.

Upstairs, the first-floor landing opens to two generous double bedrooms. The third bedroom, accessed via the second, offers versatility as a nursery, home office or dressing room.

Externally, the property benefits from a private rear garden with gated rear access. There is also the option to apply for a residents parking permit from East Suffolk Council.

The property is heated via gas fired central heating. It has an EPC rating C.

## LOCATION

Lowestoft is the UK's most easterly town, offering a relaxed coastal lifestyle that perfectly blends modern amenities with beautiful sandy beaches and direct access to the tranquil waters of the Norfolk Broads. The bustling High Street is anchored by independent cafes

alongside the Britten Shopping Centre, ensuring all daily shopping and lifestyle needs are met right on your doorstep.

Lowestoft Train Station provides regular travel options across East Anglia with hourly direct services reaching the historic city of Norwich in roughly forty-five minutes. Direct trains also run south along the scenic East Suffolk Line to Ipswich in about an hour and a half, with convenient morning commuter links running all the way through to Cambridge, while regular connecting services easily link Lowestoft to London Liverpool Street in under three hours.

## AVAILABILITY

The property is available from the 18th August 2026.

Council Tax: Band A

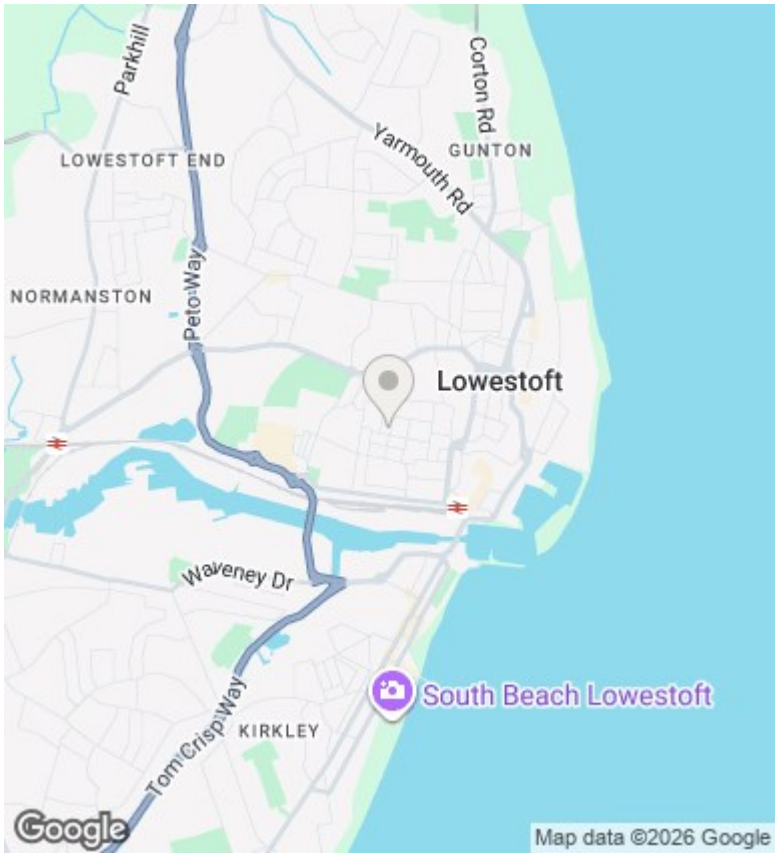
Deposit required: £1,067.30

Sorry no smokers

## VIEWINGS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.



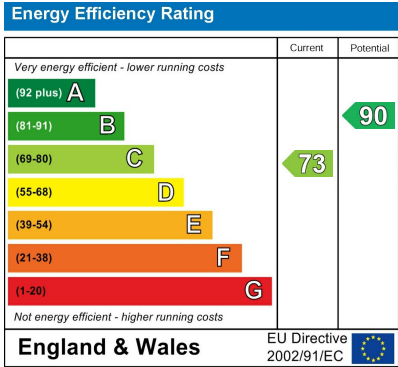


### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal and Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 fee for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

### Fixtures & Fittings

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.



### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)

### Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

### Viewings

Viewings by arrangement only. Call 01728 633773 to make an appointment.