

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Lorne Road Kirkley, NR33 0RG

- Mid terrace family home
- Two double bedrooms off landing
- Period features throughout
- Detached double garage
- Gas combi boiler
- Recently redecorated & a brand new kitchen
- Close to Kirkley shopping area
- Ready to move into
- EPC: 58D
- Close to local schools & amenities

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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

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### Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.

### Entrance Hall

UPVC entrance door to the front aspect, laminate flooring, radiator, fuse board, doors opening to the sitting room & dining room and stairs lead up to the first floor landing.

### Sitting Room

3.44 x 3.28  
Fitted carpet, UPVC double glazed window to the front aspect, radiator and a feature fireplace.

### Dining Room

3.50 x 3.42  
Laminate flooring, UPVC double glazed window to the rear aspect, x2 radiators, fireplace and an opening leading through to the kitchen.

### Kitchen

3.37 x 2.48  
A step down leading to the kitchen, which comprises; Brand new vinyl flooring, UPVC double glazed window to the side aspect, radiator, a newly fitted kitchen with units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, brand new built-in oven & gas hob, space for appliances and doors open to a spacious under stair storage cupboard & a UPVC door leading out to the rear garden.

### Stairs leading to the First Floor Landing

Fitted carpet, radiator, storage cupboard and doors opening to bedroom 1 & 2 and the family bathroom.

### Bedroom 1

4.30 x 3.43  
Fitted carpet, UPVC double glazed window to the front aspect, radiator and a period fireplace.

### Bedroom 2

3.42 x 2.75  
Fitted carpet, radiator and a UPVC double glazed window to the rear aspect.

### Bathroom

3.37 x 2.47  
A step down leading to the bathroom which comprises; Tile flooring, UPVC double glazed obscure window to the rear aspect, x2 radiators, extractor fan, tile splash backs, rear aspect, x2 radiators, extractor fan, tile splash backs, suite comprises a toilet, a pedestal wash basin with a mixer tap, a panelled bath with a mixer tap & a hand held shower attachment, a mains fed shower with both rainfall & hand held heads set into a cubicle enclosure and an aqua board wall panel.

### Garden Store

3.38 x 2.79  
A great storage space with light, power and housing the gas boiler.

### Outside

The front garden consists of gated access a pathway leading to a storm porch & the entrance door, with a low maintenance artificial lawn, all of which is fully enclosed by a brick wall surround.

At the rear, mainly artificial lawn, a patio area and shingle borders with plants/ shrubs. Doors open to a garden store & garage and a gate leads out to rear access.

### Garage

A detached garage with x2 timber frame windows to the front & side aspect and a vehicular access road at the back with further on road parking options.

### Lettings Note - Application Process

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

- 1) Submit an application form to the office
- 2) Upon successful application you will be asked to pay your holding deposit (equivalent to 1 weeks rent).
- 3) Once references pass you will be asked to pay your security deposit.
- 4) Upon execution of you tenancy we will request your rent.

**AFFORDABILITY:** In order to meet the affordability criteria for this property, potential tenants must have an income of 2.5 x the monthly rent (this can be a combined income if more than 1 tenant)

**DEPOSIT:** usually equivalent to 5 weeks' rent.

**GUARANTOR:** A guarantor will be required if your earnings don't match affordability or you are lacking a previous landlord reference or if you have had bad credit. Your guarantor must have an income of 3x the monthly rent.

**\* Please contact Paul Hubbard Estate Agents for all enquiries.\*\***

### Lettings Note - 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.

