

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

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

**£795 Per**  
 Per Calendar Month



## Milton Road West

Lowestoft, NR32 1SA

- Nestled in the heart of North Lowestoft
- Neutral colours throughout
- Two separate bedrooms
- UPVC double glazing
- Situated just walking distance from the main town centre
- Separate sitting room and dining room
- Fully enclosed rear garden
- Gas central heating throughout
- Close to local amenities
- EPC Rating: C69



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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.

### Sitting Room

3.73m x 3.20m  
UPVC double glazed window and entrance door to the front aspect, wood effect laminate flooring throughout, a radiator and an opening which leads to stairs to the first floor landing and door opening to the dining room.

### Dining Room

3.70m x 3.24m  
UPVC double glazed window to the rear aspect, wood effect flooring throughout, a radiator, door opening to a built in under stairs storage cupboard and opening to the kitchen.

### Kitchen

2.67m x 2.18m  
UPVC double glazed window and door to the side aspect opening into the garden, tile flooring throughout, tiled splash back is, a selection of units above and below, with laminate work surfaces, a stainless steel sink with drainer, extractor fan with gas oven below and space for appliances, including a fridge freezer and washing machine.

### First floor landing

Carpet flooring throughout and steps leading up to bedroom one and further landing space with a radiator and doors opening to bedroom two and the bathroom.

### Bedroom 1

3.74m x 3.20m  
UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and door opening to a built-in storage cupboard .

### Bedroom 2

3.28m max x 2.53m max  
UPVC double glazed window to the rear aspect, carpet flooring throughout and a radiator.

### Bathroom

2.67m x 2.25m  
UPVC double glazed window to the rear aspect, vinyl flooring throughout, wall mounted gas boiler, part tiled walls, a radiator, toilet, pedestal hand wash basin, bath with hand held shower attachment and door opening to a built-in storage cupboard.

### Outside

To the front of the property and easily maintained concrete garden.

To the rear of the property, a concrete pathway leads to an aluminium storage shed and two brick-built outhouses. A lawned garden with mature shrub borders extends to a timber gate, providing rear access.

### 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.

### APPLIANCES

The cooker has been left as a GOODWILL GESTURE and will NOT constitute as part of the Landlords repairing obligations.

