

Aldreds

Lettings

3 Payne Street, Lowestoft, NR33 0EZ

£850 PCM





3 Payne Street

, Lowestoft, NR33 0EZ

- Two Double bedrooms
- Gas Central Heating
- Garden
- Two Reception Rooms
- Double Glazing
- Parking

Aldreds Lettings are delighted to offer this superbly presented two double bedroom, two reception room Victorian house situated close to local shops and within easy reach of the Town centre. The accommodation comprises of an entrance hall, living room, separate dining room, superb kitchen, two double bedrooms, modern bathroom with shower over the bath, double glazing, gas central heating, parking, garden, EPC rating D, Council Tax Band A, UNFURNISHED

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Entrance Hall

Part glazed front door to entrance hall. Stairs to first floor.

Living Room 12'1" x 10'9" (3.7 x 3.3)

Large living room, front aspect window, feature fireplace, radiator.

Dining Room 11'9" x 10'9" (3.6 x 3.3)

Separate dining room, rear aspect window, built in storage cupboard, radiator.

Kitchen 9'10" x 8'2" (3 x 2.5)

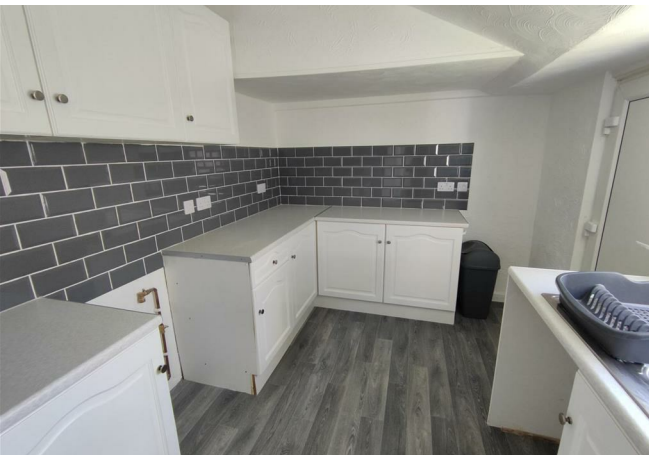
Superb modern kitchen with ample storage and work surface. Space and plumbing for appliances.

Bedroom 1 13'9" x 12'1" (4.20 x 3.7)

Big double bedroom, front aspect window, radiator.

Bedroom 2 11'9" x 8'10" (3.6 x 2.7)

Second double bedroom, rear aspect window, radiator.





Bathroom

Superb modern white suite comprising bath with shower over, WC and wash basin. Frosted window, radiator.

Garden

Larger than average fully enclosed courtyard garden, mainly hard landscaped for easy maintenance.

Parking

On street parking.

Additional Information

RENT

Rent is exclusive of Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

TENANCY

Assured Periodic Tenancy

TERMS NO SMOKING

ADDITIONAL INFO

All applications for tenancy to be on a form which can be

Directions

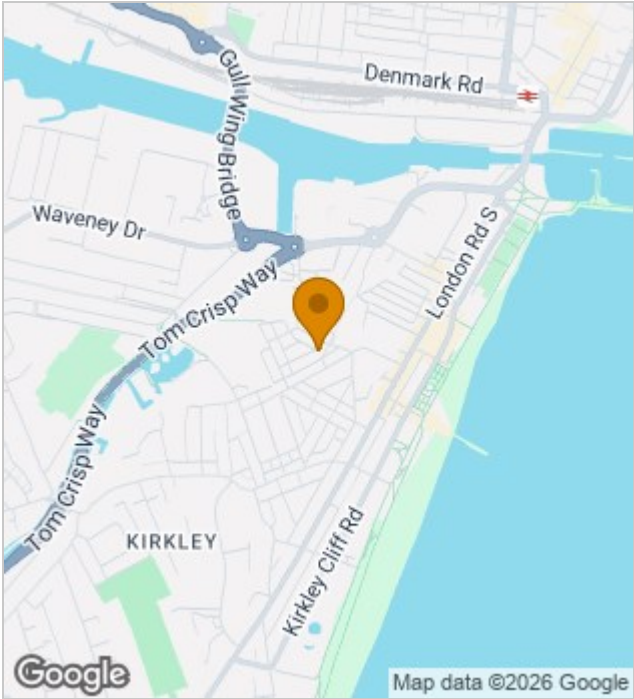


obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in advance and a Dilapidations deposit equivalent to 5 weeks' rent will also be required when agreements are signed. The Dilapidations Deposit is returnable after completion of a satisfactory tenancy. The aforementioned charges would be payable by bankers draft, a cheque drawn on a Building Society account, cash or Debit Card. NOT A PERSONAL CHEQUE.

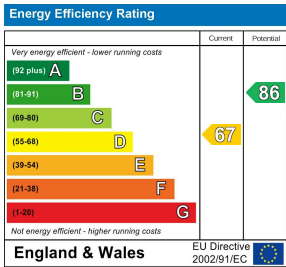
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Lettings Office on 01493 849111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
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