

Aldreds

Lettings



33 Avondale Road, Lowestoft, NR32 2HU

£795 Per Month



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2



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33 Avondale Road

, Lowestoft, NR32 2HU

- Sought After North Lowestoft Location
- Gas Fired Central Heating
- Realistic Asking Price
- Rear Garden Provides Space For Bistro Style Dining
- Within Walking Distance Of The Railway Station & Local Beaches
- 2 Reception Rooms
- Upvc Double Glazing
- No Onward Chain
- Early Viewing Advised

Aldreds are pleased to present this attractive three-bedroom property, ideally located in North Lowestoft. The home benefits from gas-fired central heating via a modern, energy-efficient combination boiler, along with uPVC windows and doors throughout. The ground floor has recently been upgraded with new carpets in the main reception areas, enhancing the overall presentation. The spacious and versatile accommodation comprises a welcoming lounge, inner hallway, separate dining room, kitchen, and a ground floor family bathroom. Upstairs, a small landing three well-proportioned bedrooms. To the rear, the property offers a fully enclosed patio garden, ideal for bistro-style outdoor dining.



Lounge 12'1" x 11'1" (3.69 x 3.39)

Newly fitted carpet, power points, Upvc window, radiator, T.V point, feature fireplace.

Inner Hallway

Newly fitted carpet, stairs off to the first floor.

Dining Room 11'1" x 11'1" (3.39 x 3.38)

Newly fitted carpet, feature fireplace, radiator, power points, Upvc window, under stair storage cupboard.

Kitchen 10'9" x 6'7" (3.28 x 2.01)

Ceramic tiled flooring, range of fitted kitchen units, extended work surfaces, stainless steel sink with single drainer, tiled splash backs, recess for white goods including plumbing for washing machine, Upvc window, wall mounted energy efficient combination boiler, Upvc door leading out to rear garden.

Rear Lobby

Ceramic tiled flooring, roll top work surface, Upvc window, recess for tumble dryer, full length storage cupboard.

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Family Bathroom

Ceramic tiled flooring, bathroom suite comprising of a shower set over a panel bath, pedestal sink, low level W.C, fully tiled walls, Upvc window.

First Floor

Small landing with fitted carpet, loft access leading to insulated loft space.

Bedroom 1 11'3" x 11'1" (3.45 x 3.4)

Fitted carpet, coved ceiling, Upvc window, radiator, power points, full length storage cupboard/wardrobe.

Bedroom 2 11'9" x 11'3" (3.59 x 3.43)

Fitted carpet, coved ceiling, radiator, Upvc window, power points, T.V point, full length cupboard/wardrobe with door leading to Bedroom 3.

Bedroom 3 10'4" x 6'5" (3.16 x 1.98)

Fitted carpet, Upvc window, power points, radiator.

Outside

Directions



Outside To The Front

There is an enclosed front garden with footpath leading to front door.

Outside To The Rear

There is an enclosed patio garden providing space for bistro style dining, timber and felt garden shed, enclosed by high fencing.

Tenure And Services

Council Tax Band - A

Mains Gas Electric Drains And Water

Ref: L2591/04/26

Additional Information

RENT

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

TENANCY

Assured Periodic Tenancy

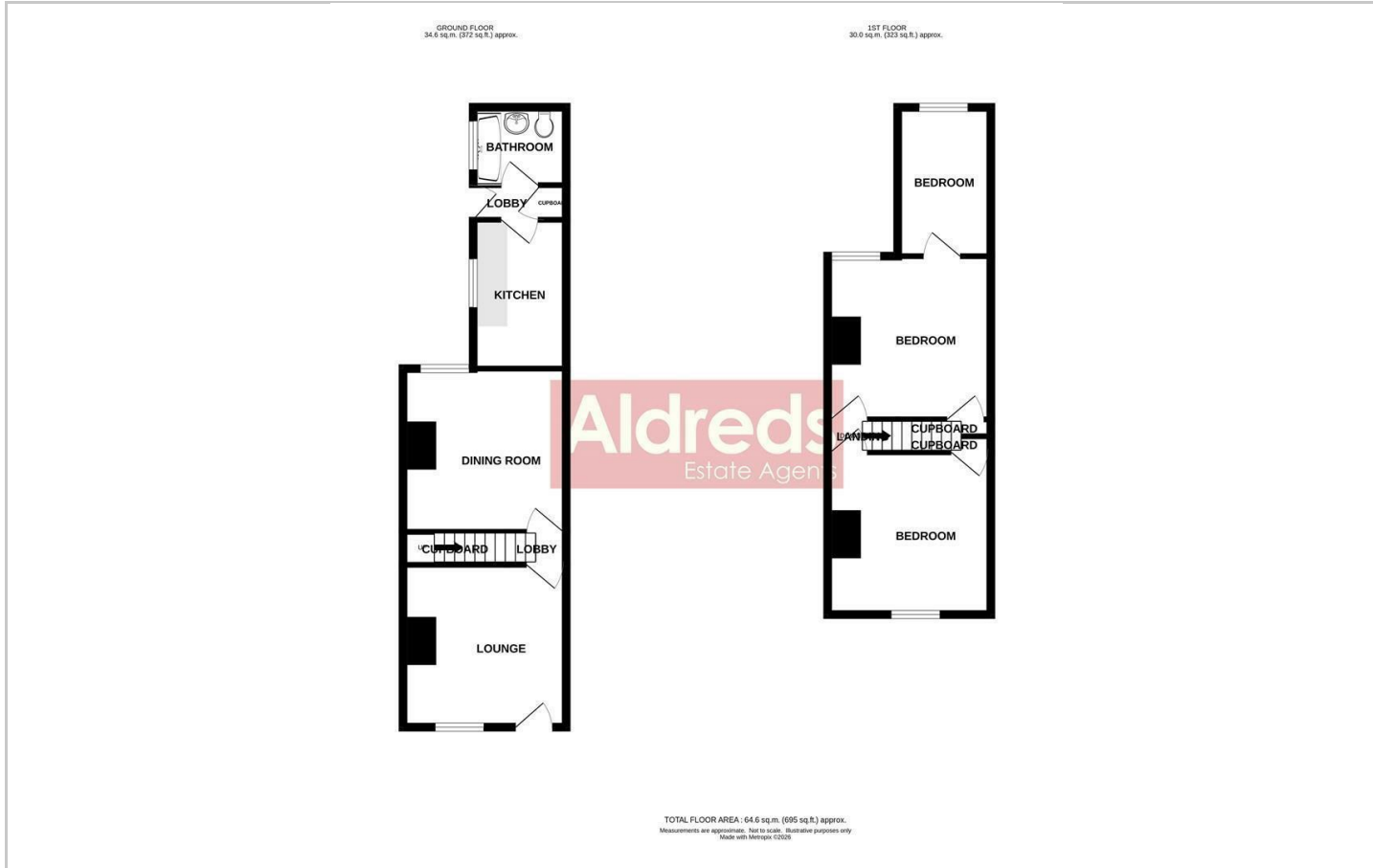
TERMS

NO SMOKING

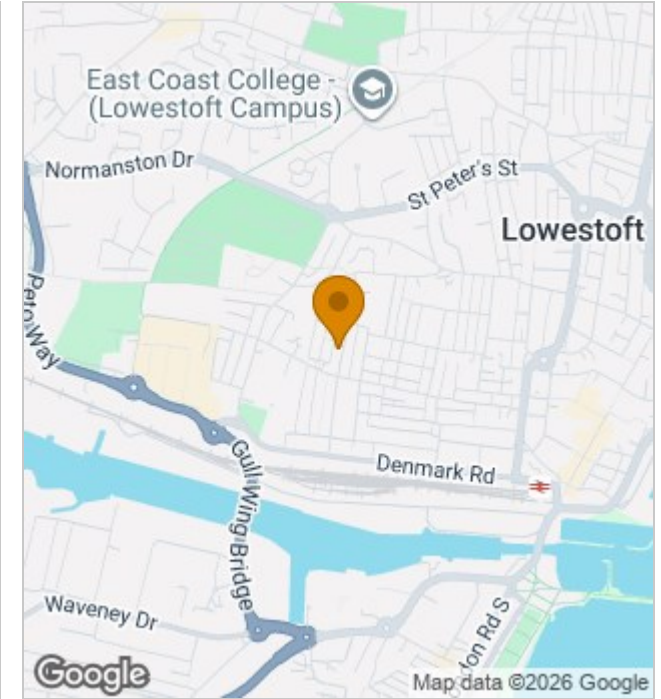
ADDITIONAL INFO

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

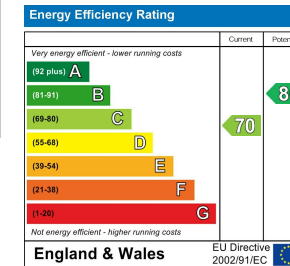
Floor Plans



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

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 849111 Email: lettings@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA