



ESTATE AGENTS

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Lowestoft 01502 733399

Gorleston 01493 658854

£850 pcm



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31 Jacobs Street Lowestoft, NR32 2LN

- TWO OFF-LANDING BEDROOMS
- EPC E42
- OPEN PLAN LOUNGE DINER
- GAS CENTRAL HEATING
- DOUBLE GLAZED THROUGHOUT
- MODERN FITTED KITCHEN
- EXCELLENTLY PRESENTED
- PLEASANT REAR GARDEN
- AVAILABLE APRIL 2026
- FIRST FLOOR BATHROOM

BOUTIQUE TO BASIC, ONE HAVE YOU COVERED

ACCOMMODATION

GROUND FLOOR

Lounge/Diner 23' 7" x 12' 10" (7.2m x 3.9m)

Your uPVC sealed unit double glazed front door brings you into this lovely 'open-plan' Lounge/Diner. There's a sumptuous, fitted carpet underfoot throughout and the whole room has been re-decorated in a fresh neutral style. Two uPVC sealed unit double glazed windows are featured, one to front aspect and the other gives back Garden views. Tow radiators keep the room toasty warm and your carpeted staircase leads you up to all first floor rooms.

Kitchen 9' 10" x 6' 11" (3.0m x 2.1m)

Your modern contemporary Kitchen features a range of base & wall units fitted to two walls complete with Beech Slab doors & drawer fronts with a black roll edge laminate worktop and matching up-stands over. Your stainless-steel sink with drainer and sits underneath your uPVC sealed unit double glazed window and appliances included are a built under single oven and touch control ceramic hob with splash-back. Ample space is provided for your automatic washing machine, fridge and the 'combi' boiler is also housed here. An opening leads you in to your...

Utility Room 6' 11" x 6' 7" (2.1m x 2.m)

This very handy room is great for your tall fridge freezer & any other objects you want to keep out of sight but also ideal for drying the washing when the weather outside is not so good. A radiator and a uPVC sealed unit double glazed window also feature. Your back door leads you out to your rear Garden.

FIRST FLOOR

Landing

At the top of the stairs takes your 'gallery' style Landing gives access to both Bedrooms and Bathroom. A radiator also features.

Master Bedroom 14' 9" x 9' 10" (4.5m x 3.m)

Your super Master Bedroom runs the full width of the property and is bright & airy due to the large uPVC sealed unit double glazed window to front aspect. There is a radiator and fitted carpet underfoot.

Bedroom 2 13' 1" x 8' 2" (4.m x 2.5m)

Another good sized double bedroom with carpet underfoot, uPVC double glazed window and a radiator.

Bathroom 9' 10" x 6' 11" (3.m x 2.1m)

Your luxury Bathroom really is a delight with it's mosaic style tiling. There is an opaque uPVC sealed unit double glazed window, and a suite comprises of a low-level WC, pedestal sink and panel bath with glass screen and shower over. There's a chrome heated towel rail radiator, vinyl flooring and a handy storage cupboard.

OUTSIDE

Rear Garden

The rear garden is mostly laid to shingle & slabs with access through a lockable gate. A blank canvas to do with as you wish.

Council Tax

Band A

TERMS OF TENANCY

TENANCY: The property is offered on an assured shorthold letting agreement for a period of six months thereafter to continue on a month to month basis.

RENT: £850.00 per month payable in advance. Tenant to pay for electricity, gas (if appropriate), council tax, water and sewage rates, telephone (if appropriate).

DEPOSIT: In addition to paying the rent, the tenants are required to place a sum of £950.00 deposit with One Estates to be held by Tenancy Deposit Protection throughout the duration of the tenancy. On vacation, the deposit will be returned less any deduction from shortages of rent, damage or any items missing from the inventory.

OCCUPATION: Applications for tenancy are subject to the approval of the owners of the property. Applications will be forwarded by One Estates, for approval, together with references received.

SUMMARY OF MONIES REQUIRED TO COMMENCE TENANCY:

First months rent in advance	£850.00
Deposit	£ 950.00
Total:	£1,800.00

HOLDING DEPOSIT: In order to secure a property and remove it from the market while One Lets completes your application and obtains your references, a Holding Deposit equivalent of one weeks rent (£200.00) will be payable to One Lets before the application can be completed. Listed below are grounds on which the holding deposit is not refundable: 1. If you the tenant pulls out of the tenancy before the contracts are signed. 2. If you the tenant fails a Right to Rent check. 3. If you the tenant provides false or misleading information - this does not mean failing referencing. If you the tenant provides completely accurate information, but still fails referencing, that will be classed as the landlord or agent pulling out. However, if you have actively provided false information and we can prove you have, we can withhold the holding deposit. 4. If you the tenant doesn't enter the agreement by the deadline. 5. If you the tenant are delaying and not responding to emails, not giving the referencing agency what they need for longer than 15 days, you will also forfeit your holding deposit and the property will be re-advertised.

HOW TO RENT GUIDE: This is a Government Checklist for renting in England. It contains useful information and when renting a property, we would recommend you downloading this document from their website and reading through this, you will find it very useful. We are compliant with all the legislation within this document. property may be viewed by contacting One Lets, Beacon Innovation Centre, Gorleston, Norfolk, NR31 7RA. Telephone: 01493 658854.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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SPACIOUS, MODERN CONTEMPORARY TWO BED FAMILY HOME FOR RENT

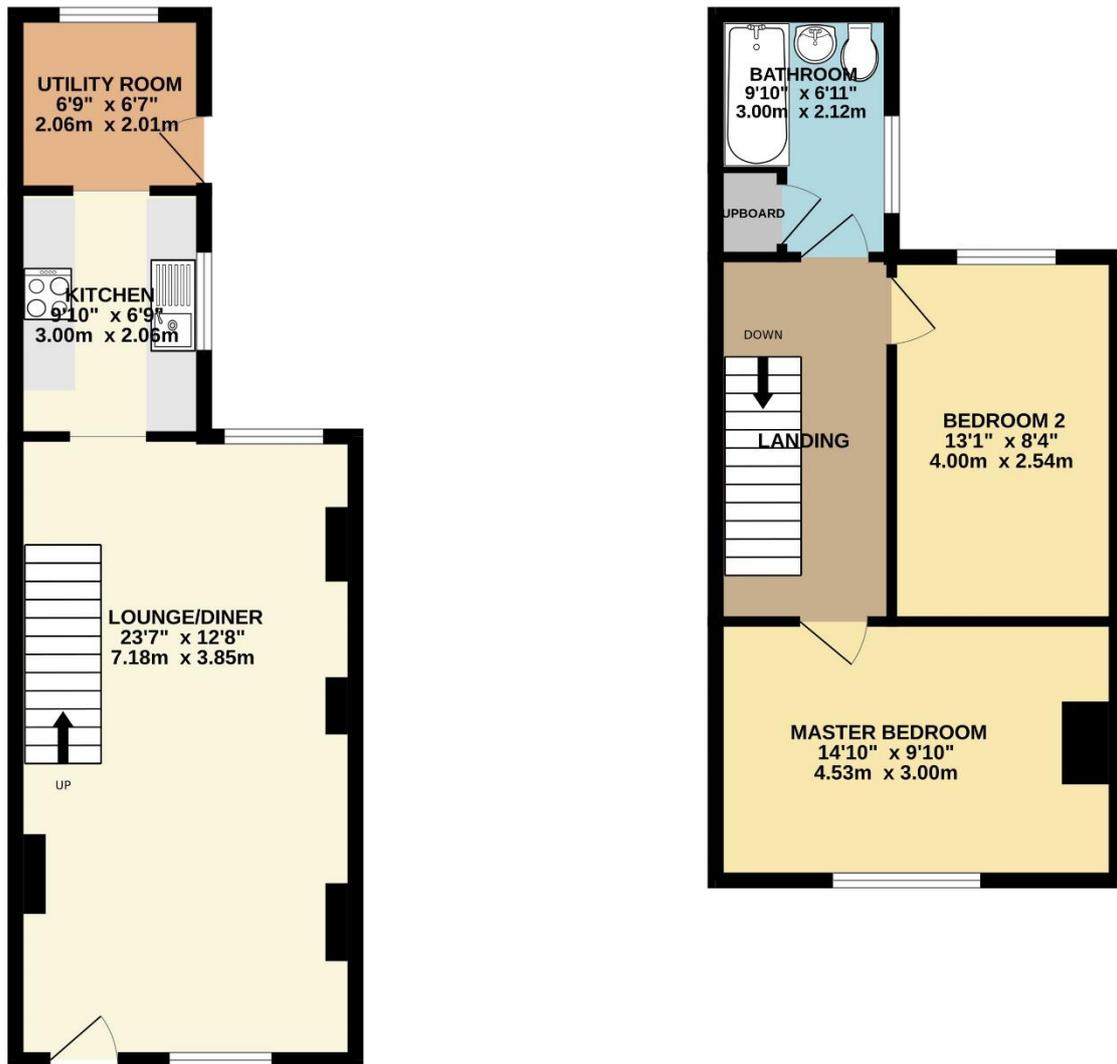
This very well presented Victorian two Bedroom mid terrace house in a popular residential area of Lowestoft offers an abundance of living space. Your accommodation comprises of a large 'Open-Plan' Lounge Diner, modern fitted Kitchen and Utility area on the ground floor, while upstairs, two double Bedroom and Bathroom, all off Landing. The property has been refreshed throughout, includes the usual creature comforts of gas central heating and double glazing and included a lovely rear garden.

AVAILABLE APRIL 2026 | CLOSE TO TOWN CENTRE

LOCATION AND AMENITIES

Jacobs Street is in an area of Victorian terrace streets very well placed for easy access to the town centre shops, railway station and seafront which are all within easy walking distance. The College is approx. half a mile. Other amenities within easy reach are Normanston Park, Crown Meadow home of Lowestoft Town FC and the parish church of St Margarets.

Contact: The 'ONE ONLINE' Team | Mobile: 07787 436600 | Email: info@one-estates.co.uk



31 JACOBS STREET, LOWESTOFT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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