

£925 Per  
Per Calendar Month



## Southwell Road Kirkley, NR33 0RW

- Ideal mid terrace home
- 3 bedrooms
- Gated off road parking at the rear
- Gas central heating
- Double glazing
- Porch entrance
- West facing rear garden
- Ready to move into
- Conveniently located for shops & amenities
- EPC rating: D63

**PAUL  
HUBBARD**





### 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 breathtaking 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.



### Porch

1.01 x 0.79

UPVC entrance door to the front aspect, fitted carpet, x2 UPVC double glazed windows to the side aspect and a door opens into the sitting room.

### Sitting room

3.44 x 3.38

Fitted carpet, UPVC double glazed window to the front aspect, radiator, a cupboard houses the fuse board, a door opens to the stairs which leads to another door taking you through to the dining room.



### Dining room

3.42 x 3.40

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, under stair storage cupboard and a door opens to the kitchen.

### Kitchen

3.70 x 1.67

Vinyl flooring, x2 UPVC double glazed windows to the side aspect, radiator, units above & below, laminate work surfaces, inset stainless steel sink & drainer with hot & cold taps, spaces for a oven, fridge freezer & washing machine and door open to the bathroom & out to the rear garden.

### Bathroom

1.91 x 1.65

Vinyl flooring, UPVC double glazed window to the rear aspect, radiator, tiled walls, extractor fan, suite comprises a toilet, pedestal wash basin with hot & cold taps, a fitted bath with hot & cold taps and an electric shower above with a hand held attachment.

### Stairs leading to the first floor landing

Fitted carpet and doors opening to bedrooms 1 & 2.





### Bedroom 1

3.44 x 3.39

Fitted carpet, UPVC double glazed window to the front aspect, radiator, built-in storage cupboard and a fitted wardrobe.

### Bedroom 2

3.43 x 3.40

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, fitted airing cupboard and a door opening to bedroom 3.

### Bedroom 3

3.82 x 1.78

A step down takes you to bedroom 3 which comprises, fitted carpet, UPVC double glazed window to the rear aspect and a radiator.



### Outside

The front gated access leads to a paved courtyard bordered by shingle and landscaped plant beds.

A flower-lined pathway guides you to a low-maintenance shingle garden, fully enclosed by a panel fence surround and featuring double gates at the rear. These gates open to a service road, offering optional off-road parking.

### 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 £2,488 per month (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.

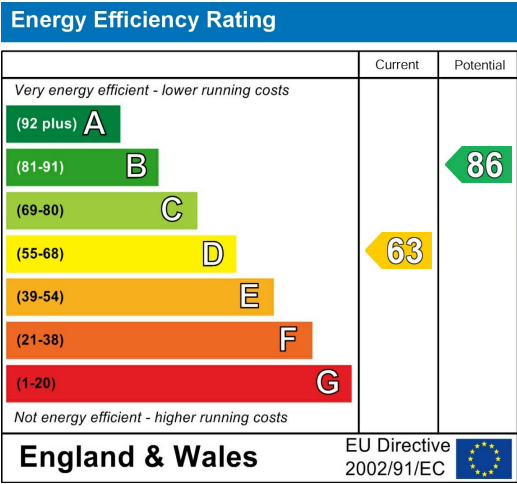








Council Tax Band: A  
 EPC Rating: D  
 Local Authority: East Suffolk Council



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 is given as to their operability or efficiency can be given.  
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