

£1,150 Per
Per Calendar Month



Rectory Road

Lowestoft, NR33 0ED

- Bay fronted end terrace home
- 3 separate bedrooms
- Views of St Peter's church
- Period features
- Ground floor bathroom & first floor WC
- Kitchen with adjoining utility & pantry space
- Close to local amenities, shops & schools
- Walking distance to award winning beach
- Brand new flooring fitted
- EPC: D65

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**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 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.

Entrance Hall

Entrance door to the front aspect, laminate flooring, radiator, stairs leading to the first floor landing, under-stair storage cupboards, doors opening to the lounge/diner & kitchen.



Lounge/ Diner

Lounge: 4.00 max into bay x 3.52

Dining Room: 3.64 x 2.85

Joined by an opening the lounge/ diner conspires, secondary glazed bay window to the front aspect, fitted carpet throughout, x2 radiators, feature fireplace and a UPVC double glazed window to the rear aspect.

Kitchen

3.35 x 2.36

Vinyl flooring, UPVC double glazed window to the side aspect, a walk-in storage space with a timber framer obscure window to the side aspect, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, space for an oven & fridge and a doorway opening leads through to the utility room.



Utility Room

1.56 x 0.99

Vinyl flooring, laminate work surface, space for a washing machine, a door opens to the bathroom a timber frame obscure window to the side and a UPVC door opens to the rear garden.

Bathroom

2.52 max x 2.61

Vinyl flooring, secondary glazed obscure window to the side aspect, radiator, built-in storage cupboards, extractor fan, toilet, pedestal wash basin with mixer tap, a panelled bath with a mixer tap, an electric shower set above and tiled walls.

Stairs leading to the First Floor Landing

Fitted carpet, built-in storage cupboard, loft access and doors opening to bedrooms 1-3 & a WC.

Bedroom 1

4.53 max x 3.37

A good size bedroom with fitted carpet, timber framer bay window to the front aspect and a radiator.

Bedroom 2

3.63 x 2.61

Fitted carpet, timber framer window to the rear aspect and a radiator.





Bedroom 3

3.37 x 2.44

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

WC

1.29 x 0.82

Laminate flooring, timber frame obscure window to the side aspect and a toilet.

Outside

A wrought iron gate opens onto a low-maintenance frontage laid to artificial lawn with planted shrub borders. A pathway leads to the main entrance, sheltered by a storm porch, and the space is fully enclosed by a brick wall surround, enjoying attractive views towards St Peter's Church.



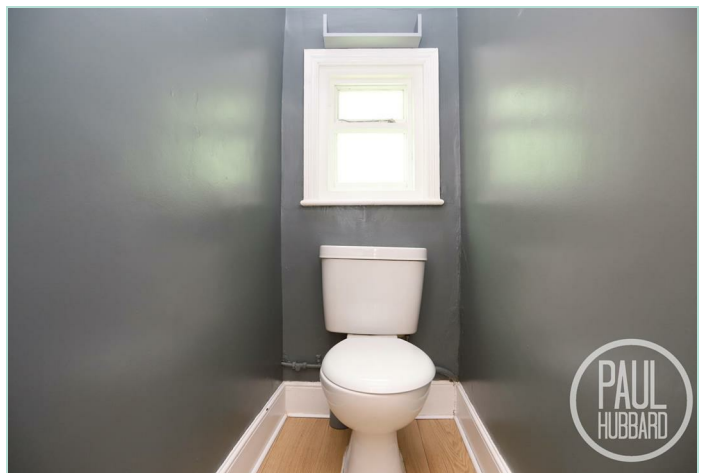
The south-facing rear garden offers artificial lawn and well-stocked planted borders, along with a decked seating area and a generous timber storage shed. Fully enclosed by panel fencing and brick wall surrounds, the garden also provides gated side access and enjoys further views of St Peter's Church.

Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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 misstatement. 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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